

PROPERTY PARTICULARS

INDUSTRIAL/WAREHOUSE UNIT TO LET

APPROX. 116.86 SQ M (1,258 SQ FT)



**UNIT 4 EVERSLEY WAY,
THORPE INDUSTRIAL ESTATE
EGHAM TW20 8RG**

Regulated by RICS



LOCATION

Eversley Way is located towards the front of the well-established Thorpe Industrial Estate and is a popular nursery style scheme. Egham is approximately 20 miles south west of Central London and has a main line rail service to London Waterloo.

DESCRIPTION

Unit 4 comprises a self-contained single storey industrial unit, originally within a scheme known as Ten Acre Industrial Park. The unit was designed to be an open plan space, with a W.C. facility. There is 3 phase electricity, a loading bay door (3.06 m/10 ft wide), as well as 3 car parking spaces. There is a reception/office as you enter the unit and scope to alter the main unit, subject to Landlord's consent. There is a height of 4.93 m (16 ft) to the main roof portal frame.

FLOOR AREA

Main unit (GIA) 116.86 sq m 1,258 sq ft
W.C. facility
3 car parking spaces

TERMS

A new full repairing & insuring lease is available for a term to be agreed. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended). Vacant possession available from August 2020, or earlier by arrangement.

RENT

£18,000 per annum exclusive. VAT chargeable.

SERVICE CHARGE

There is an estate service charge with further details upon request.

EPC

'E105' rating. A copy of the EPC certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with Sole Agent:

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