

PROPERTY PARTICULARS

INDUSTRIAL/WAREHOUSE UNIT TO LET

APPROX. 125.42 SQ M (1,350 SQ FT)



UNIT 1 OADES PLANT IND. ESTATE

CRABTREE ROAD

EGHAM TW20 8RN

Regulated by RICS



LOCATION

Oades Plant Industrial Estate is located on the corner of Crabtree Road and Delta Way and is a sub-estate within the popular Thorpe Industrial Estate. Egham is approximately 20 miles south west of Central London and has a main line rail service to London Waterloo.

DESCRIPTION

Unit 1 comprises a self-contained industrial/warehouse unit and forms part of an estate of 7 units. The unit offers an open plan ground floor space with rear offices, kitchen and W.C. facilities. There is a roller shutter door as well as a separate personnel door. There are 3 allocated car parking spaces. There is electricity and no gas. This unit is ideal for a small business and such unit sizes rarely come on the market.

FLOOR AREA

Gross internal area 125.42 sq m (1,350 sq ft)
Kitchen
W.C.'s
3 allocated 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).

RENT

£19,000 per annum exclusive.

SERVICE CHARGE

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

EPC

Assessor instructed; certificate available shortly.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment:

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