



Unit 3 Beta Way

Thorpe Industrial Park, Egham, TW20 8RE

MODERN WAREHOUSE UNIT TO LET - UNDER REFURBISHMENT

6,478 sq ft
(601.83 sq m)

- 7.3m eaves
- 1 electric loading door
- 13 allocated spaces
- External bin store
- Mid Terrace Unit
- Yard Depth 17.5m
- 3 Phase 100 Amp Power
- Gas Supply

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Summary

Available Size	6,478 sq ft
Rent	Rent on application
Rates Payable	£42,240 per annum
Rateable Value	£88,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Description

The property is to undergo a full refurbishment and comprises a mid terrace unit of steel portal frame construction with brick/profile cladding elevations. The original office content is at first floor level, with the ground floor area currently providing additional storage. Externally there is excellent loading and parking provision.

Location

The property is situated in Beta Way, within the well established Thorpe Industrial Park, located at the end of Crabtree Road, the main road through the commercial area in Thorpe. The M25 (Junction 13) is approximately 3.5 miles to the north, accessed via Thorpe Lea Road/Vicarage Road/The Avenue to the A30.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	5,234	486.25
1st - Offices	1,244	115.57
Total	6,478	601.82

Viewings

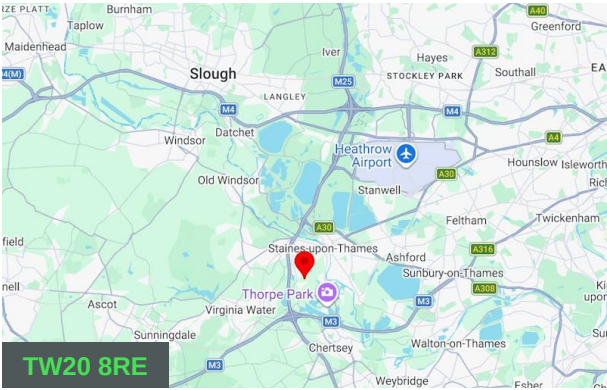
Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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