



MODERN BUSINESS UNIT · TO LET

Unit 7, Sky Business Park

Egham, Surrey · TW20 8RF

UNIT SIZE

3,729 sq ft

RENT PA

£61,500

KEY FEATURES

- 012,145 sq ft ground floor warehouse accomodation
- 021,584 sq ft first-floor mezzanine
- 03Roller-shutter loading door (3m × 4m)
- 04Mezzanine office with raised access floors
- 05Two WCs & kitchenette
- 064 allocated car parking spaces
- 07Full refurbishment underway - specification available upon request.

RENT

£61,500 per annum exclusive.

EPC

B (28). A copy of the certificate is available on request.

SERVICE CHARGE

Levied towards the upkeep of the estate and common areas. Details on application.

BUSINESS RATES

Rateable value £74,000 (2026 valuation); rates payable estimated at £35,520. Verify with Runnymede Borough Council.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground floor	2,145	199.3
First-floor mezzanine	1,584	147.2
Total	3,729	346.4



GROUND FLOOR



MEZZANINE

DESCRIPTION

The property comprises a modern end-terrace industrial / warehouse unit of steel portal frame construction, extending to approximately **3,729 sq ft (346.4 sq m)** in total - **2,145 sq ft (199.3 sq. m)** at ground floor and **1,584 sq ft (147.2 sq m)** first-floor mezzanine.

The ground floor provides warehouse accommodation with a roller-shutter door (3m width × 4m height), together with a kitchenette and two WCs.

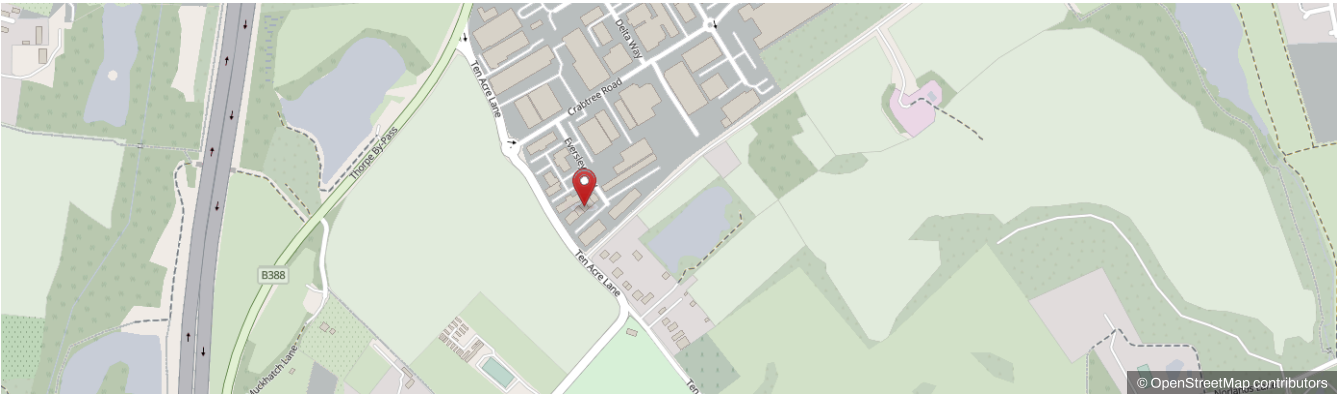
The **first-floor mezzanine** offers additional office accommodation benefiting from spot lighting, comfort cooling, raised access floors and perimeter trunking. The unit is complemented by 4 allocated car parking spaces and is about to undergo a full refurbishment, the specification for which is available upon request.



LOCATION

Egham is a prime, established industrial location in West London, 7.5 miles southwest of Heathrow and 24.1 miles from Central London, close to Woking, Slough, Guildford and Reading.

The B388 gives direct access to the A30 and M25, and onward to Heathrow, Central London and the wider motorway network. Egham Station (c. 2 miles) reaches London Waterloo in 39 minutes.



SOUTH WESTERN RAILWAY

● Egham	
● Staines	5 mins
● Feltham	12 mins
● Twickenham	18 mins
● Richmond	22 mins
● Clapham Junction	30 mins
● London Waterloo	39 mins

🚗 CAR	DISTANCE	TIME
M25 Junction 13	2.8 miles	7 min
M25 Junction 14	4.7 miles	9 min
M3 Junction 2	6.2 miles	10 min
M4 Junction 5	6.6 miles	10 min

🚆 TRAIN	DISTANCE	TIME
Egham Station	1.8 miles	6 min
Staines	3.2 miles	10 min
Chertsey	3.2 miles	8 min
Virginia Water	3.3 miles	9 min

✈️ AIR	DISTANCE	TIME
Heathrow Cargo Terminal	7.0 miles	14 min

TENURE

New full repairing and insuring (FRI) lease for a term to be agreed.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, satisfactory AML and compliance information will be required of the proposed tenant before terms can be finalised.

VAT

The property is elected for VAT, payable in addition to the rent.

VIEWINGS

Strictly by appointment only via sole agents Curchod & Co.

CONTACTS

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