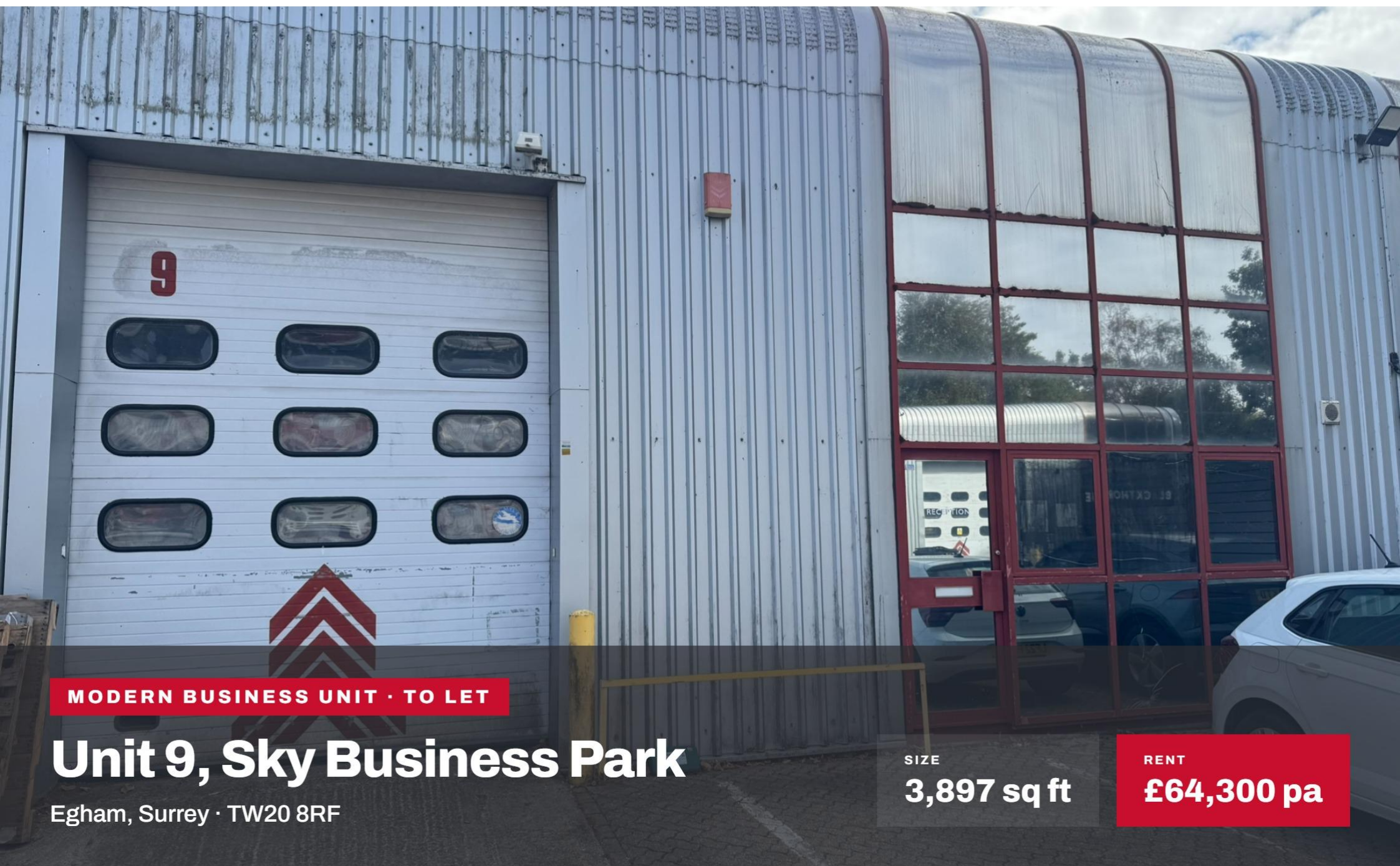




MODERN BUSINESS UNIT · TO LET

Unit 9, Sky Business Park

Egham, Surrey · TW20 8RF

SIZE
3,897 sq ft

RENT
£64,300 pa

KEY FEATURES

- 012,080 sq ft ground floor warehouse accommodation
- 021,817 sq ft first-floor mezzanine
- 03Roller-shutter loading door (3m × 4m)
- 04Mezzanine storage with air-conditioned rear office
- 05W/Cs & kitchenette
- 064 allocated car parking spaces

RENT

£64,300 per annum exclusive.

SERVICE CHARGE

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

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground floor	2,080	193.2
First-floor mezzanine	1,817	168.8
Total	3,897	362.0

EPC

B (42). A copy of the certificate is available on request.

BUSINESS RATES

Rateable value £48,500 (2026 valuation); rates payable estimated at £24,201.50. Verify with Runnymede Borough Council.



GROUND FLOOR



MEZZANINE

DESCRIPTION

The property comprises a modern mid-terrace industrial / warehouse unit of steel portal frame construction, extending to approximately **3,897 sq ft (362.0 sq m)** in total - **2,080 sq ft (193.2 sq m)** at ground floor and **1,817 sq ft (168.8 sq m)** first-floor mezzanine.

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

The first-floor mezzanine provides additional storage with a rear office area, which benefits from LED spot lighting and air conditioning. The unit benefits from 4 allocated car parking spaces.



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

Richard Newsam

M: +44 (0)7554 455 920

E: rnewsam@curchodandco.com

John Shaw

M: +44 (0)7808 896 311

E: jshaw@curchodandco.com