

1AlphaWay

Thorpe Industrial Estate, Egham, TW20 8RZ

High Quality Cross Docked
HQ Industrial / Warehouse Facility

85,784 Sq Ft (7,969 Sq M)

PC Q4 2025

A Modern HQ **Logistics Unit**

1 Alpha Way is to be extensively refurbished throughout to provide a HQ modern logistics facility. The unit will benefit from 2 separate loading yards, a total of 13 dock levellers and 2 new level access loading doors, excellent parking provision and dedicated Grade A office accommodation accessed via a new remodelled reception area.

Incorporating best in class ESG initiatives designed to keep operational costs to a minimum, whilst offering welfare facilities to improve staff welfare and retention.



First Class Location with Immediate Access to J12 of the M25



M25

↙ J12

1AlphaWay

✈ Heathrow Airport

SEKO Logistics

Maranello Classic Parts

Screwfix

Royal Mail

MIQ Logistics

EFM Global

Howdens

Save Light

XPand Logistics

HSS

Rolls-Royce

Kingsley Print & Design

Setting the Standard for First-Class Logistics Excellence



9.34m
Eaves Height



New
LED lighting



2 x Secure
Yards
56M & 23M



79 Car Parking
14 HGV Parking
Spaces



New
Passenger Lift



Cross
Docking



New Kitchen /
Canteen Facilities



13 New Dock
Level Doors



New Remodelled
Reception



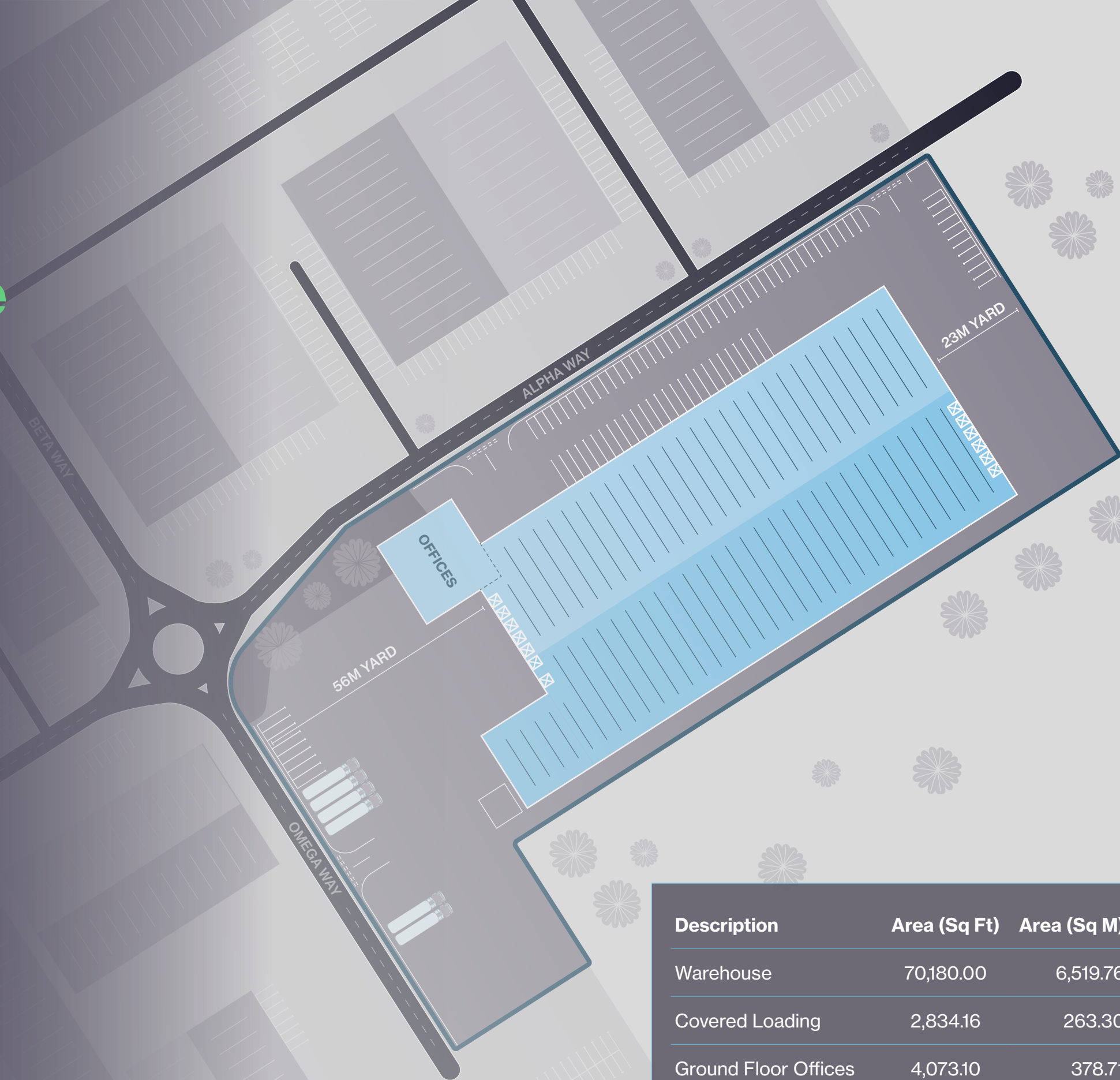
2 New Level
Loading Doors



24/7
Access



New Air
Conditioning



Description	Area (Sq Ft)	Area (Sq M)
Warehouse	70,180.00	6,519.76
Covered Loading	2,834.16	263.30
Ground Floor Offices	4,073.10	378.71
First Floor Offices	6,182.31	574.34
Welfare Area	2,514.19	233.57
Total GEA	85,783.76	7,969.68

Pushing Towards a New Era of ESG Excellence



10%
Rooflights



Target EPC A+
Rating



Energy Efficient
LED Lighting



Kitchen
Facilities



PV Solar
Roof System



EV Charging
Points



Degasifying
Unit



Shower
Facilities



External Staff
Welfare Facilities



Cycle
Storage



A Snapshot of the Local Community & Workforce

82% of local population
are economically active



4.2 million households
within an hours drive



2,278,297 population
within a 30 minute drive



10,739,680 population
within an hours drive




Setting the Standard for First-Class Smart Connectivity

Strategically located, this industrial unit offers exceptional connectivity to major transport routes, including the M25, M3, and Heathrow Airport, making it an ideal hub for logistics and distribution.

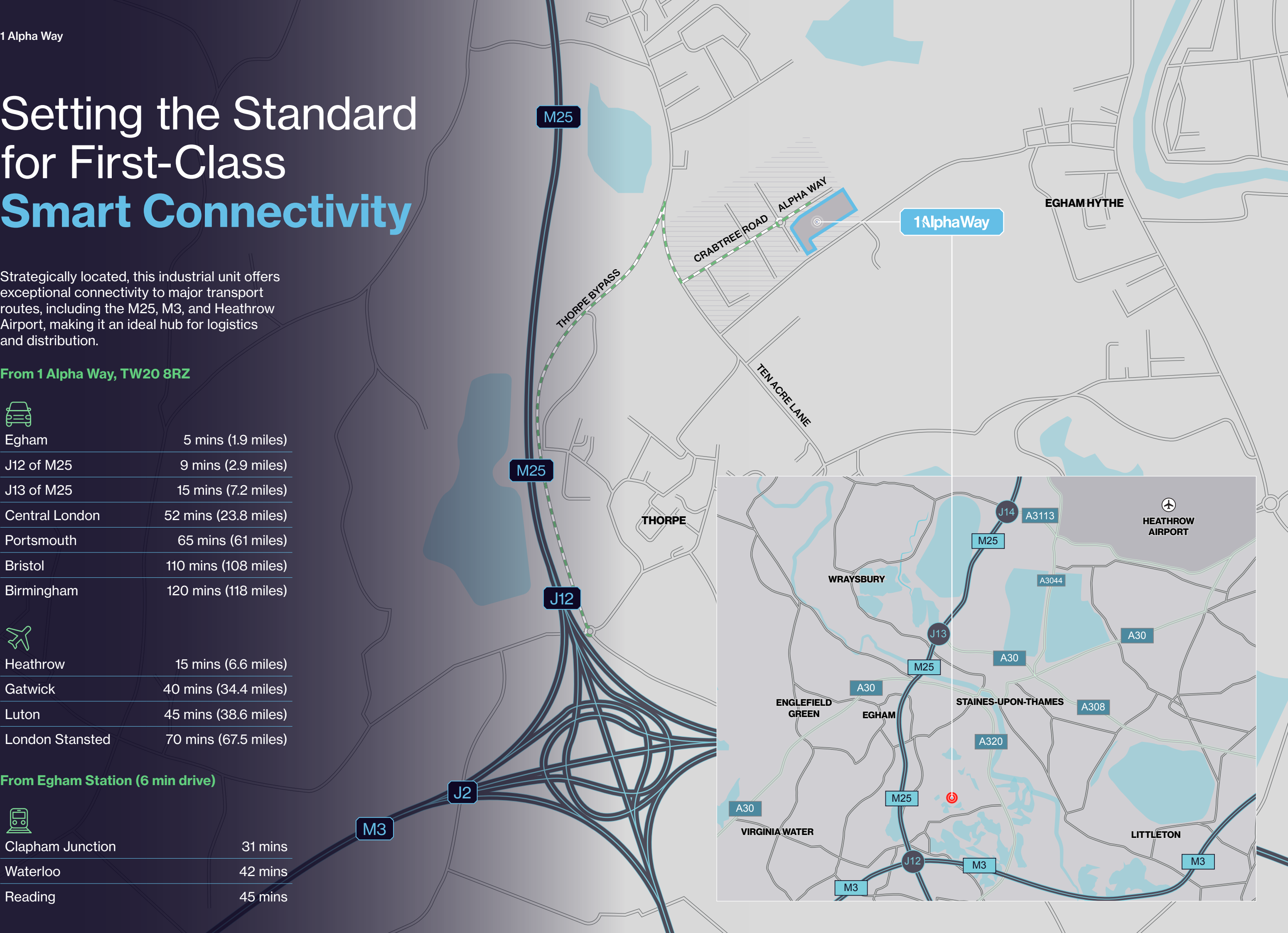
From 1 Alpha Way, TW20 8RZ

	
Egham	5 mins (1.9 miles)
J12 of M25	9 mins (2.9 miles)
J13 of M25	15 mins (7.2 miles)
Central London	52 mins (23.8 miles)
Portsmouth	65 mins (61 miles)
Bristol	110 mins (108 miles)
Birmingham	120 mins (118 miles)

	
Heathrow	15 mins (6.6 miles)
Gatwick	40 mins (34.4 miles)
Luton	45 mins (38.6 miles)
London Stansted	70 mins (67.5 miles)

From Egham Station (6 min drive)

	
Clapham Junction	31 mins
Waterloo	42 mins
Reading	45 mins



Business Rates:

Available upon request.

EPC:

Targeting EPC A+.

Viewing:

Strictly through joint sole agents
JLL & Colliers.

Terms:

A new lease is available directly from the
Landlords for a term by arrangement.

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