

# EGHAM



Unit 5 Thorpe Industrial  
Estate, Alpha Way, TW20 8RZ



## INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

**29,953 SQ FT**

- Popular Industrial Location
- Strong loading and self contained parking provisions
- Circa x45 parking spaces
- 6,000 sq ft of 1st floor office space and strong staff amenity provisions
- 692 sq ft covered loading area and demised yard area to the rear
- 18,000 sq ft mezzanine in situ
- EPC B
- Passenger lift to first floor
- Available by way of sublease or assignment on a term passing until 2037

**INDUSTRIAL OPPORTUNITY TO LET IN EGHAM- AVAILABLE BY WAY  
OF SUBLEASE OR ASSIGNMENT**

**vailwilliams.com**



## Summary

<b>Available Size</b>	29,953 sq ft
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (29)

## Description

Unit 5 is a detached warehouse of c. 30,000 sq ft benefiting from circa 45 private parking spaces and a demised yard. The ground floor includes a staff canteen, reception lobby and W/C's. There is a passenger lift to the first floor offices of circa 6,000 sq ft which comprise a mix of meeting rooms, private offices and open layout space.

The tenant has added full size mezzanine of circa 18,000 sqft with a goods lift. We're open to all enquiries regarding the retention or removal of the mezzanine subject to wider terms. Accounting for mezzanine the total area increases to 48,246 sq ft NIA, providing a strong opportunity for those occupiers not needing ground floor height.

The internal ground to mezzanine height is 3.3m and the mezzanine to apex is 5.6m. Should the mezzanine be removed the maximum internal clearance would be circa 9.66 m.

The property has good access and loading provisions benefitting from x2: 2.9x4.

8m roller shutter doors to the rear with a 692 sq ft covered loading area, and x2: 2.5x3.5m secondary loading doors to the rear and side.

## Location

Located on the popular Thorpe Industrial Estate in Egham approximately 3 miles from J13 of the M25 providing fast access to Heathrow Airport, Central London and wider nearby road networks.

## Accommodation

The accommodation comprises the following areas, measured on a gross internal area:

Name	sq ft	sq m
Ground	23,917	2,221.96
1st - Office	6,036	560.76
<b>Total</b>	<b>29,953</b>	<b>2,782.72</b>

## Viewings

Viewings strictly by appointment with the sole agent Vail Williams

## Terms

Available by way of sublease or assignment. The current lease expires in 2037.

## Anti Money Laundering

Two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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Image shows warehouse before mezzanine installation



