

EGHAM

**Unit B8 Crabtree Road,
TW20 8RN**



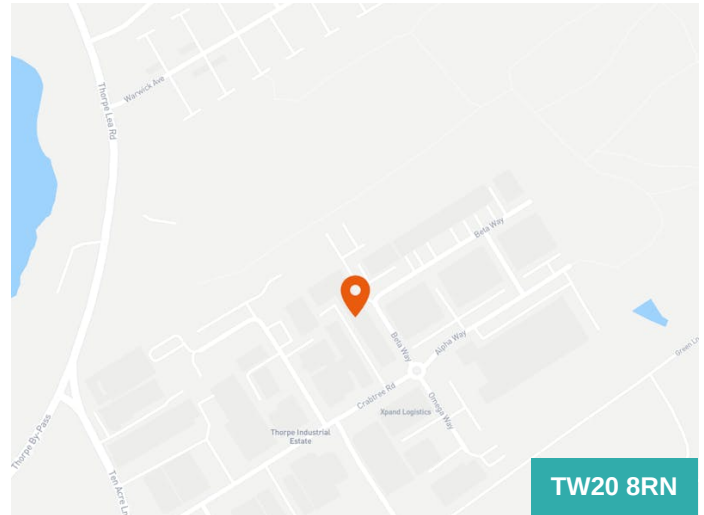
INDUSTRIAL / WAREHOUSE FOR SALE

2,822 SQ FT

- Minimum eaves height 4.6m rising to 6.6m in warehouse
- Electric roller shutter door
- Three phase power and gas supply
- LED strip lighting
- Skylights
- Mezzanine storage
- Ground floor kitchen facilities and WC
- Parking to the front of the unit

Rarely Available Freehold Industrial / Warehouse Unit For Sale

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Summary

Available Size	2,822 sq ft
Price	Offers in the region of £485,000 Plus VAT
Rates Payable	£4.59 per sq ft Based on April 2026 valuation.
Rateable Value	£30,000
EPC Rating	D (82)

Description

We are pleased to bring to the market a rarely available freehold industrial unit on the well established Thorpe Industrial Estate. On the ground floor, the unit comprises industrial / production space of 2,366 sq. ft. with kitchen and WC facilities to the rear. There is a separate entrance which leads into a small ground floor office. The property also benefits from a small first floor office, as well as two mezzanine levels which provide approximately 464 sq. ft. of storage space with restricted head height. The unit is in need of some re-modernisation.

Externally there is space to park 2-3 vehicles, as well as the loading area in front of the shutter door.

Location

Unit B8 is located on the well-established Thorpe Industrial Estate on Crabtree Road, Egham. The M25 Junction 13 is approximately 3 miles away. The property is accessed via the Thorpe-by-Pass and Ten Acre Lane.

Accommodation

The accommodation comprises the following areas, based on GIA:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,366	219.81	Available
Ground - Offices	222	20.62	Available
1st - Office	234	21.74	Available
Total	2,822	262.17	

Specification

- Minimum eaves height of 4.6m rising to 6.6m in warehouse
- Electric roller shutter door and parking to the front
- Three phase power and gas supply
- LED strip lighting
- Skylights
- Mezzanine storage
- Security bars to windows
- Kitchen facilities and WC

Viewings

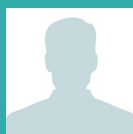
Strictly by appointment only.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or 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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