

EGHAM



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



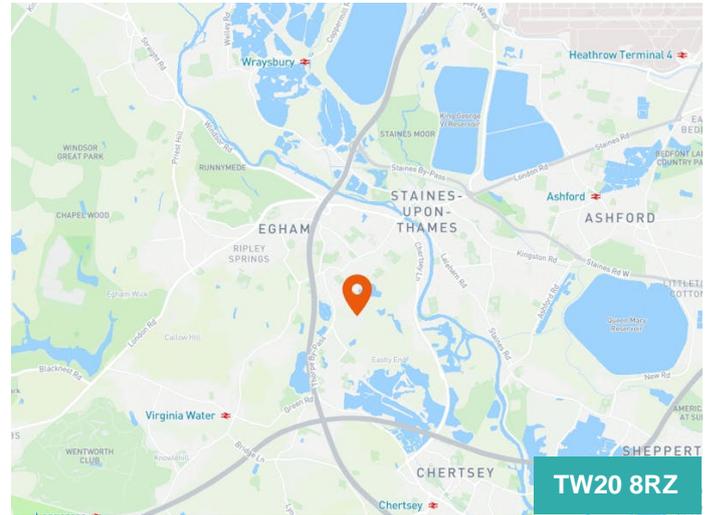
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

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
- 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

Available Size	29,953 sq ft
Rent	£13.60 per sq ft Passing rent of £407,632.50 Per Annum
Legal Fees	Each party to bear their own costs
EPC Rating	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 sqft 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 benefiting from x2: 2.9x4.8m roller shutter doors to the rear with a 692 sqft 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
Total	29,953	2,782.72

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.



Charlie Nicholson
07769 675 680
cnicholson@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 20/02/2026

