



3 Beta Way

Thorpe Industrial Park, Egham, TW20 8RE

**Rare Opportunity to Occupy
Industrial Warehouse Premises at
Thorpe Industrial Park**

6,478 sq ft

(601.83 sq m)

- To Be Refurbished
- Eaves Height 7.3m > 8.2m
- 1 x Loading Door 3.65m (W) x 4.97m (H)
- Yard Depth 17.5m
- 13 Allocated Car Parking Spaces
- M25 (J13) 3.2 Miles Away

3 Beta Way, Thorpe Industrial Park, Egham, TW20 8RE

Summary

Available Size	6,478 sq ft
EPC Rating	B (36)

Location

Forming part of the well established Thorpe Industrial Park, Beta Way is located just 1.9 miles from Egham Town Centre / Railway Station and 3.2 miles from the M25 (J13). Heathrow Cargo Terminal is located 7.1 miles / 18 minute drive.

Occupiers at Thorpe Industrial Park include Rolls Royce, Royal Mail, SEKO, Screwfix, Howdens and HSS.

Accommodation

Comprising the following Gross External GEA Floor Areas:

Name	sq ft	sq m
Ground - Warehouse/Ancillary	5,234	486.25
1st - FF Offices	1,244	115.57
Total	6,478	601.82

Specification

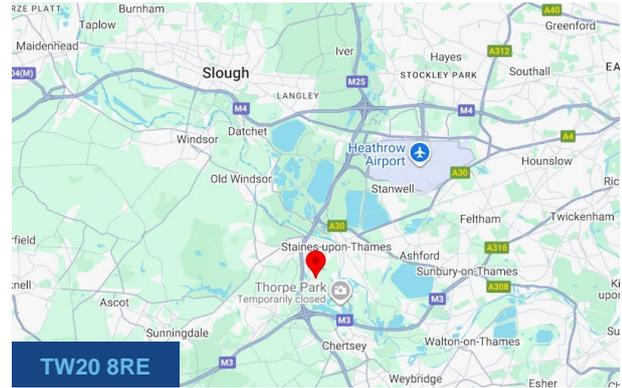
- Mid Terrace Industrial / Warehouse Unit
- Eaves Height 7.3m rising to 8.2m (Between Frame)
- 1 x Electric Loading Door 3.65m (W) x 4.97m (H)
- 3 Phase 100 Amp Power & Gas Supply
- Warehouse Lighting & Heating
- GF Reception & Stairwell
- GF WC Facilities, Shower and Kitchenette
- 2 x GF Store Rooms
- FF WC Facilities
- Double Glazed Windows
- Purpose Built First Floor Offices with AC, Radiators & Perimeter Trunking
- Generous Service Yard Approx Depth 17.5m
- 13 Allocated Parking Spaces
- External Bin Store
- Forming part of the well-established Thorpe Industrial Estate
- In close proximity to M25 J13 (9 mins, 3.2 miles away)

Terms

Available by way of a Full Repairing and Insuring FRI Lease on terms to be agreed.

Viewings

Strictly via the sole agents COGENT REAL ESTATE



Viewing & Further Information



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