

FOR SALE

Industrial/Warehouse Unit

1,249 sq ft (116 sq m) plus Mezzanine

Unit 9 Eversley Way,
Thorpe Industrial Estate,
Egham,
Surrey TW20 8RG



- Self-contained Unit
- Three phase power
- Roller shutter door
- Pedestrian entrance
- Mezzanine floor (569 sq ft)
- WC facilities
- Parking
- EPC Rating – D 98

 **DE SOUZA**

Location

The unit is located on Eversley Way on the well established Thorpe Industrial Estate within 2 miles of Egham Town Centre. Heathrow Airport is a 20 minute drive (approx.) and the property is located close to the M25 between Junctions 11 and 13.



Description

The premises comprises a mid terrace self-contained property providing ground floor warehouse production space extending to 1,249 sq ft with a mezzanine floor extending the floor space to a total of 1,818 sq ft. There is a roller shutter loading door and a pedestrian entrance with car parking to the front.



Amenities

- Self-contained unit
- Roller shutter door
- Pedestrian entrance
- Mezzanine floor (569 sq ft)
- Three phase electricity supply
- WC's
- Car parking

EPC

Energy Performance Rating - D 98

Business Rates

According to the rating list on the Valuation Office website the Rateable Value for the property is £14,500. Rates payable are estimated at £7,235.60 per annum. Small Business Rates Relief discount may apply subject to eligibility. Interested parties should make their own enquiries with Runnymede Borough Council to satisfy themselves on Business Rates.

Terms

The Long Leasehold interest of approximately 113 years (150 years from 2nd November 1984) is available subject to an annual geared ground rent of 20% of the passing rent.

Price

£399,000 plus VAT

Viewings

By appointment only with sole agent De Souza.

DE SOUZA

For more information or to arrange a viewing contact:

Simon Cressey
simonc@desouza.co.uk
020 8707 3030
07939 129427

Paul Flannery
paulf@desouza.co.uk
020 8707 3030
07946 422920

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

www.desouza.co.uk