

**UNIT 6 SKY BUSINESS CENTRE, EVERSLEY WAY,
EGHAM
TW20 8RF**

TO LET



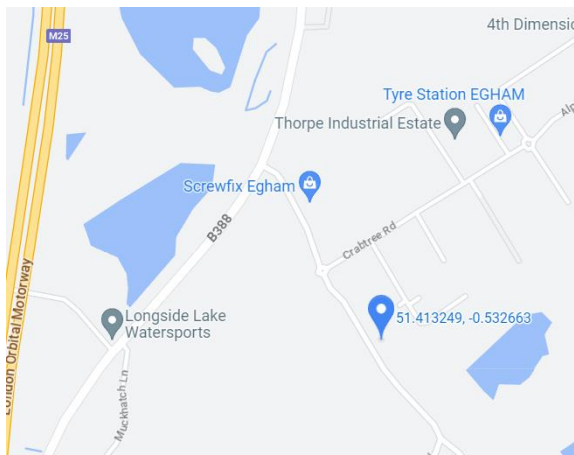
2,220 SQ FT (206.24 SQM)

WAREHOUSE/INDUSTRIAL UNIT

12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

LOCATION

The property is located on Sky Business Park, a multi-let estate comprising part of the wider Thorpe Industrial Estate. Egham Town Centre is approximately 1 mile to the north, and J13 of the M25 2 miles to the south of the unit.



DESCRIPTION

The unit comprises an end-of-terrace business unit with ground and first floor offices and a full-height warehouse area currently benefiting from a mezzanine. The warehouse is serviced by a surface level loading door (3.1m x 4.1m) providing access onto a loading apron.

TERMS

The unit is held under an existing lease expiring on 28th September 2028. Consideration will be given to an assignment or sub-lease on terms to be agreed.

AMENITIES

- 4 car Spaces
- 3 phase electricity
- Male and female toilets
- Roller shutter door
- 5.5m eaves

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	137.36	1,479
First floor	68.88	741
TOTAL	206.24	2,220
Warehouse mezzanine	52.68	567

ENERGY PERFORMANCE CERTIFICATE

Available on request.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, TLRE will be required to undertake ID checks for all interested parties.

BUSINESS RATES

We understand the property has a Rateable Value of £31,750 however potential occupiers are recommended to make their own enquiries.

SERVICE CHARGE

A service charge for the upkeep of common areas is payable. Details available on request.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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