



FOR SALE

1,260 SQ FT
(117.06 SQ M)

**OFFERS IN EXCESS OF £250,000 FOR
THE LONG LEASEHOLD INTEREST
(150 YEARS FROM 1984)**

**End of terrace
industrial/warehouse unit.**

- Up and over loading door
- 4m eaves height
- 3 phase electricity
- Mezzanine floor (557 sq ft)
- Kitchen and WC
- New lease may be available direct from the freeholder subject to separate negotiation

Summary

Available Size	1,260 sq ft
Price	Offers in excess of £250,000 For the long leasehold interest (150 years from 1984)
Rates Payable	£10,728.50 per annum
Rateable Value	£21,500
EPC Rating	C (69)

Description

The premises comprises an end of terrace self-contained property providing ground floor warehouse production space extending to 1,260 sq ft with a mezzanine floor extending the floor space to a total of 1,817 sq ft. There is a roller shutter loading door and a pedestrian entrance with car parking to the front for 3 cars plus loading space. The unit requires a refurbishment.

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.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rates Payable (sq ft)	Estate Charge (sq ft)	Availability
Unit	Unit	1,260	117.06	£8.51	£0.71	Available
Total		1,260	117.06	£8.51	£0.71	

Specification

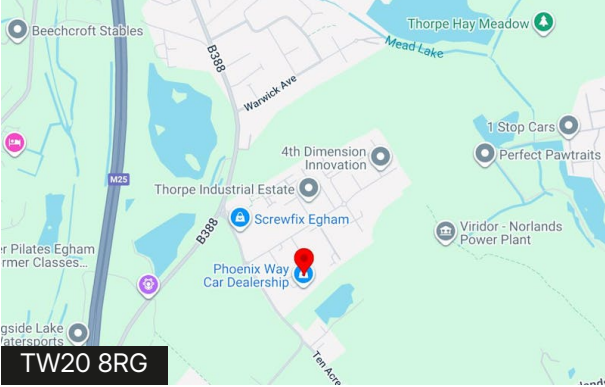
- Loading door
- 3 phase electricity
- Parking
- 4m eaves height
- Kitchen
- WC
- Mezzanine floor
- Offices under mezzanine (408 sq ft)
- EPC - C 69

Viewings

By appointment only.

Terms

The Long Leasehold interest of approximately 109 years (150 years from 2nd November 1984) is available subject to an annual geared ground rent of 20% of the passing rent. A new lease may be available direct from the freeholder subject to separate negotiation.



Viewing & Further Information



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