

# To Let

**Units 5 Ten Acre Industrial Estate, Eversley Way,  
Thorpe Industrial Park, Egham, Surrey, TW20 8RG**  
1,252 sq ft (116.31 sq m) GIA

- Well located for access to the M25
- Railway stations at Egham (1.8 miles) and Staines (3.1 miles) which offer a service to London Waterloo



## Location

Thorpe is well located for access to the M25 with either Junction 11 (Chertsey) or 13 (Staines) which is a commutable distance. This in turn provides access to the national motorway network as well as Heathrow & Gatwick Airports. There are railway stations at Egham (1.8 miles) and Staines (3.1 miles) which offer a service to London Waterloo.

## Specification

Units 5 is a terraced unit being one of 19 nursery units within the development known as Ten Acre Industrial Park. The property comprise modern units with a roller shutter door and separate pedestrianised door.

## Amenities

- Recently Refurbished
- New WC
- New Kitchenette
- New Lighting
- 3-phase Power
- Gas Supply
- New Roller Shutter Door
- New Electrics
- Demised Parking
- Additional Car Park on the Estate

## Accommodation

	sq ft	sq m
<b>Unit 5</b>		
Ground Floor	1,252	116.30
Plus Mezzanine		
<b>TOTAL</b>	<b>1,252</b>	<b>116.30</b>

*The property is measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a GIA basis.*

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which may be payable at the prevailing rate.

## Description

## Viewing and Further Information

On the instruction of Thomas Parsonage of L&C Properties:



## EPC

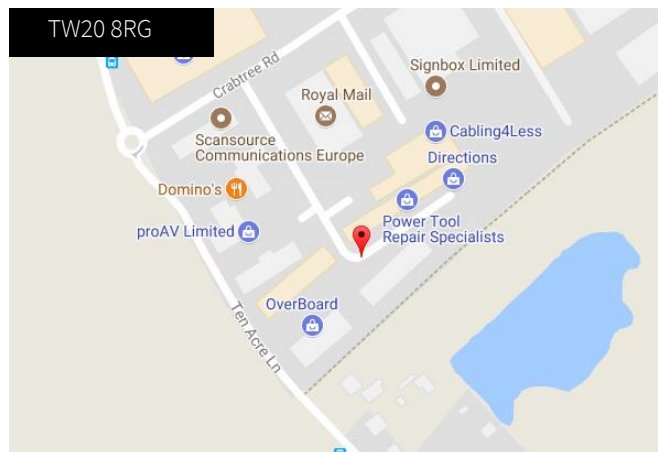
This property has been graded as 81 D.

## Rent

Available on Request

## Business Rates

Business rates are payable to the Local Authority and we advise any interested parties to make their own enquiries.



## Contacts

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