



# EGHAM

## BUSINESS PARK

TEN ACRE LANE • EGHAM TW20 8RJ

74%  
LET / UNDER OFFER

NEW INDUSTRIAL/WAREHOUSE UNITS FROM 3,864 - 41,116 SQ FT (359 - 3,820 SQ M)

[www.eghambusinesspark.co.uk](http://www.eghambusinesspark.co.uk)



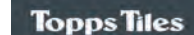
# an opportunity to expand your business...

Egham Business Park offers cutting edge, energy saving technologies to reduce carbon emissions by 25% (over a 2010 building).

Located at the entrance to Thorpe Industrial Estate, an established industrial area which has attracted a variety of industrial, trade counter and warehouse companies.

Egham Business Park is an exciting new multi-let scheme, **we are offering seven adaptable warehouse units** to suit your expanding business needs.

The scheme has already attracted well known occupiers including: Screwfix Direct, Howdens, Topps Tiles, Sytner and Seko Logistics Group





Unit no.	Ground Floor sq ft	First Floor sq m	Total GEA sq ft	Total GEA sq m	Car Parking
1	<b>LET TO SCREWFIX DIRECT</b>				
2	3,885	361	3,885	361	4
3	<b>LET TO TOPPS TILES</b>				
4	4,063	377	4,063	377	4
5	<b>LET TO SYTNER</b>				
6	<b>LET TO SYTNER</b>				

Unit no.	Ground Floor sq ft	First Floor sq m	Total GEA sq ft	Total GEA sq m	Car Parking
7	8,336	774	1,484	138	9,820 912 10
8	<b>UNDER OFFER</b>				
9	9,747	906	1,660	154	11,407 1,060 11
10	<b>UNDER OFFER</b>				
11	<b>LET TO SEKO LOGISTICS GROUP</b>				
12	<b>LET TO HOWDENS</b>				



### ECO INITIATIVES



Solar walls



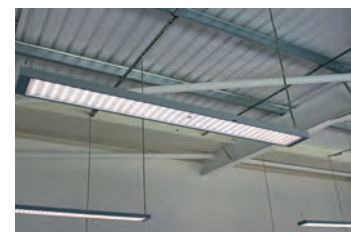
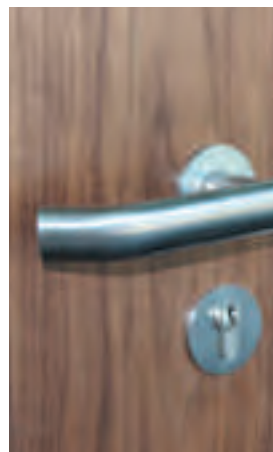
Photovoltaic panels

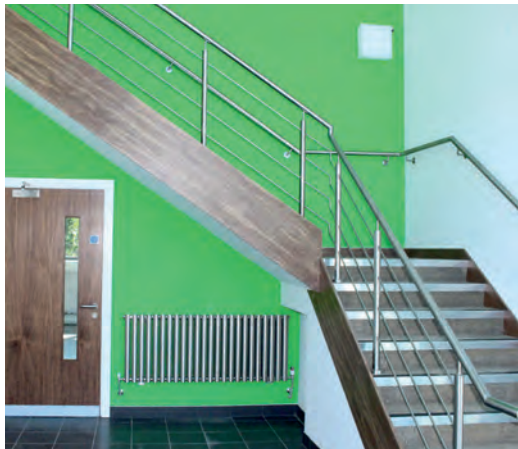


Enhanced construction tolerance



Enhanced rooflights for increased natural lighting





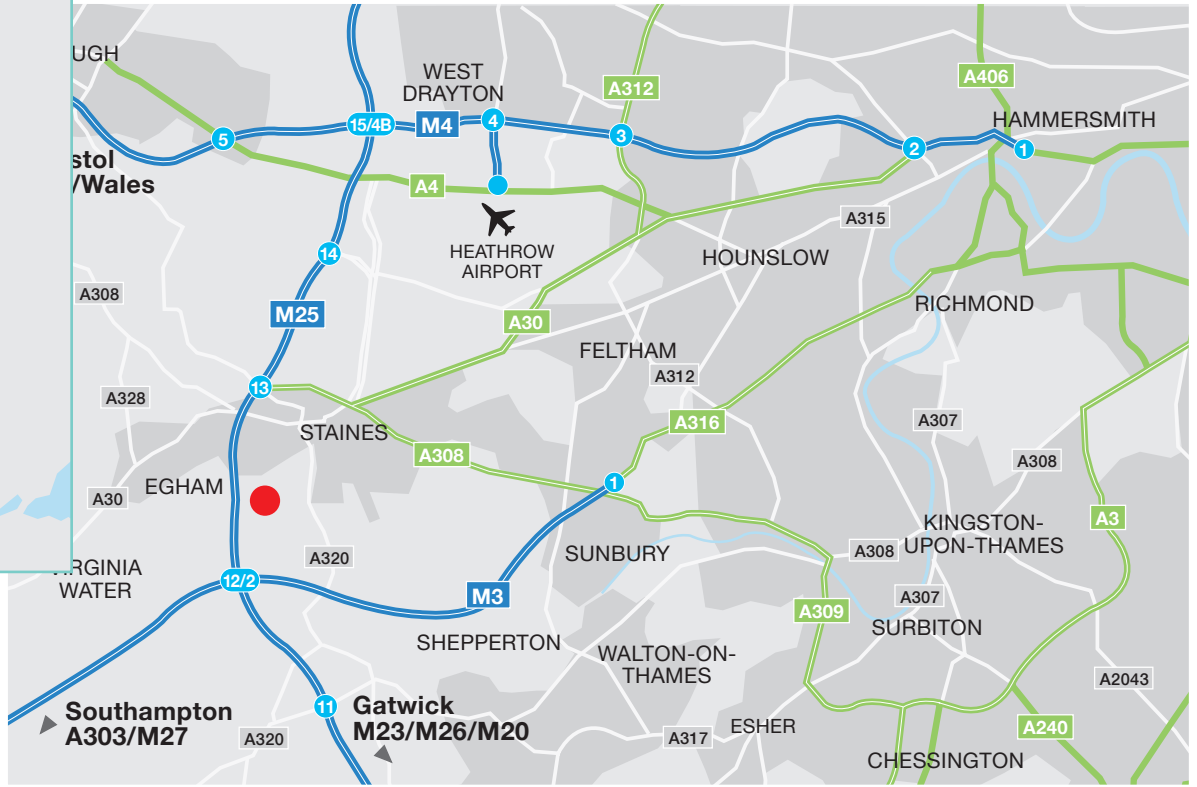
## SPECIFICATION

- BREEAM Very Good
- EPC Rating A
- 6.5m eaves height: Units 1-6 and 12
- 8m eaves height: Units 7-11
- Maximum height to undercroft to maximise your work space
- 32.5 kN/m<sup>2</sup> minimum warehouse floor loading
- Electric roller shutter doors
- Grade A fitted offices, fully carpeted and heated
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators and walnut veneered solid doors



**SAT NAV: TW20 8RJ**

Located at the entrance to Thorpe Industrial Estate, an established industrial area within one of the most affluent areas in the UK, the location benefits from quick access to the M3, M25 and A30. Egham town centre is 1.5 miles away and Heathrow Airport is 7 miles to the north east. M25 access is best served via junction 13 which is 3 miles to the north.



[www.eghambusinesspark.co.uk](http://www.eghambusinesspark.co.uk)

Jody Smith/ Luca Nardini

Peter Freeman

Sarah Downes / Shaun Rogerson

Another green development by



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 Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. November 2018