

# WAREHOUSE/ INDUSTRIAL UNIT - FOR SALE



**2,762**Sq.Ft. (**256.76** Sq.M.) approx G.I.A.

Unit B12 Crabtree Road  
Thorpe Industrial Estate

**Egham**

**Surrey**

TW20 8RN

**REFURBISHED UNIT**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Thorpe Industrial Estate is a popular industrial location within Egham. Egham is situated between J12 & J13 of the M25. The unit is readily accessible to the M25 being only circa 1.12 miles north of J12.

## Description

A terraced industrial unit, that has recently been refurbished to include a new roof, new high bay LED lighting, new warehouse floor and new toilet block to rear. The unit benefits from roller shutter doors to the front and rear of the unit. The rear roller shutter providing access to an enclosed yard.

## Accommodation

	Sq. Ft.	M2
Warehouse	2,762	256.76

*Approx gross internal area (GIA)*

## Terms

The freehold is being sold with a guide price of £625,000.

## Legal Costs/VAT

Each party to bear their own professional and legal costs incurred throughout the legal process.

## Business Rates

The billing authority is Runnymede.

Rateable value: TBC

We suggest the amount, and amount payable are verified by contacting the ratings officer at the billing authority directly.

## Amenities

- 2 car parking spaces in front of the unit
- Enclosed rear yard for further parking / storage
- 2 roller shutter doors
- New secure personnel doors
- New high level LED lighting
- New rear toilet block

## Energy Performance Rating

E-111



## Viewing and further information



PROPERTY CONSULTANTS

### Mitchell Brooks

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

### Luke Bennett

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

07385 467367