



UNIT 7, SKY BUSINESS PARK, EVERSLEY WAY, EGHAM TW20 8RL  
3,794 SQ FT TO LET



## Location

The building is located on the multi unit Sky Business Park as part of the established Thorpe Industrial Estate. The unit is two miles to the south of J13 M25 and Egham Town Centre is one mile north.

## Description

### Highlights

- Ground floor ind/storage space
- Loading bay of 261 sq ft with 5.9m clear height
- First floor offices
- Ground floor WCs and kitchenette
- Four car parking spaces
- Level access loading door – 3.1m width x 4.1m height.

## Floor areas

We understand the property has the following floor areas:

Description	Area (sq ft)
Ground floor ind/warehouse	2,158 sq ft
First floor offices	1,636 sq ft
<b>Total GIA</b>	<b>3,794 sq ft</b>

## Business Rates

The Rateable value is £49,250.00.

The RV is not the amount of Rates payable – please check this with the Local Authority.

## Service Charge

£3,727.25 per annum.

## EPC

B 28

## Terms

To let on a new lease basis.

## Legal Costs

Each party to pay their own legal costs.

## Rent

£66,395.00 per annum exclusive.

## Viewing

Via the sole agents, please contact:

### David Moule

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