



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
Total GIA	3,794 sq ft

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

Rent on Application

Viewing

Via the sole agents, please contact:

David Moule

Mobile +44 (0)7905 764910
dmoule@geraldeve.com

Charlie Isaac

Mobile +44 (0)7385 409538
cisaac@geraldeve.com



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
 2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
 3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
 4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldeve.com/privacy-statement/
- Particulars issued May 2024.