

Thorpe Court

Delta Way, Thorpe, Egham, Surrey TW20 8RX

NewBallerino
& Company

www.newballerino.co.uk

Self contained modern office suite—To Let
1,093 sq. ft. (101 sq. m)



Key Features

- Ground floor office suite
- Air conditioning
- EPC Grade C



LOCATION

Thorpe Court is located on Delta Way within the Thorpe Industrial Estate, and approximately 2 miles from Egham Town Centre via Thorpe Lea Road B388.

Road access is excellent with the M25 approximately 2.5 miles distant, with easy access from both junction 11 Chertsey and junction 13 Staines. There is also good access to the M3 and M4, via the M25, with Heathrow approximately 20 minutes drive away.

Egham mainline railway station is located approximately 1 mile from the property.

DESCRIPTION & AMENITIES

The property is a two storey self contained office building, comprising approximately 2,353 sq. ft. The available offices comprise the entire ground floor, offering mainly open plan space together with two individual offices/meeting rooms. The accommodation has recently been redecorated.

The offices benefit from the following amenities:-

- Air conditioning
- Suspended ceilings with recessed lighting
- Separate WC's
- EPC Grade C

AREAS

| | Sq.ft. | Sq. m |
|--------------|--------------|------------|
| Ground Floor | 1,093 | 102 |
| TOTAL | 1,093 | 102 |

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

TERMS

LEASE/LICENSE

The property is available on a new flexible lease/ license direct from the freeholder.

RENT

Only £20.00 per sq. ft. per annum exclusive.

BUSINESS RATES:

Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council 01932 838383

CONDITIONS

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

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123
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