

Unit 16 Eversley Way

Thorpe Industrial Estate, Thorpe, Surrey TW20 8RG

NewBallerino
& Company

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Modern Industrial / Warehouse Unit —To Let
880 sq. ft. (82 sq. m)



Key Features

- 4m eaves height
- Flexible lease
- 3 phase power supply
- Car parking



LOCATION

The premises are situated on the Eversley Way on the Thorpe Industrial Estate. Road communication is excellent with Thorpe being located between Junctions 11 & 13 M25. Egham is 2 miles distant and Heathrow is approximately 20 minutes drive.

Sat nav: TW20 8RG

DESCRIPTION & AMENITIES

The unit is a mid terrace self contained property providing ground floor warehouse production space together with a first floor mezzanine that could be utilised as first floor offices or storage. There is a pedestrian entrance and loading door measuring 3.1m x 3m.

Further amenities include :-

- 4m eaves height
- 3 phase power supply
- Car parking
- WC facilities

AREAS

Ground Floor	627 sq ft	58 sq m
First Floor	253 sq ft	24 sq m
TOTAL	880 sq ft	82 sq m

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

Immediate upon completion of legal formalities.

TERMS

RENT	The quoting rent is £13,000 per annum exclusive.
LEASE	The premises are available on a flexible lease arrangement from 6 months upwards.
BUSINESS RATES	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 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

Elliot McNish M: 07545 803419

New Ballerino & Company

T: 01932 568844

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