

FOR SALE

2,762 Sq.Ft. (256.59 Sq.M.)



Unit B12 Crabtree Road, Thorpe Industrial Estate, Egham, TW20 8RN

WAREHOUSE / INDUSTRIAL UNIT

- Refurbished Unit
- Enclosed Rear Yard For Parking / Storage
- Two Parking Spaces At Front Of Unit
- Two Roller Shutter Doors



Windsor
01753 851251

UNIT B12 CRABTREE ROAD, THORPE INDUSTRIAL ESTATE, EGHAM, TW20 8RN

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 1.1 miles north of J12.

Description

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

Accommodation

	Sq.Ft.	Sq.M.
Warehouse	2,762	256.59
TOTAL	2,762	256.59

Price

£595,000

Terms

The Freehold is available For Sale, with the benefit of Vacant Possession, on terms to be agreed by negotiation.

Anti-Money Laundering

To comply with our legal responsibilities, under Anti-Money Laundering law, it will be necessary for the prospective purchaser to provide various documentation, such as identification, before the sale can progress, of which there is a small charge affiliated to the process.

Business Rates

The billing authority is Runnymede.

Rateable Value: TBC

We suggest the amount, and rates payable are verified by contacting the ratings officer at Wycombe Council directly.

Legal Costs

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

VAT

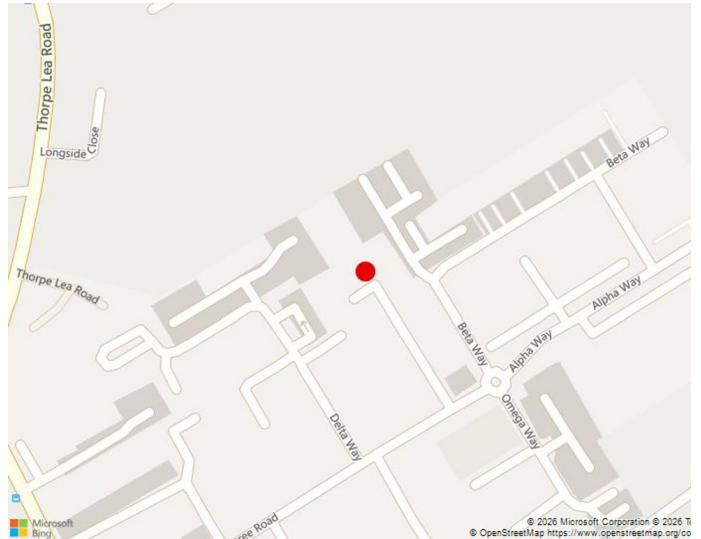
The Property IS elected to pay VAT

Energy Performance Rating

E-111

Viewing Arrangements:

Please contact sole agents for further information.



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