

TO LET



EGHAM BUSINESS PARK | EGHAM | TW20 8RJ



**4,036 SQ FT TRADE
COUNTER UNIT**

- **MODERN TRADE COUNTER SCHEME**
- **SITUATED CLOSE TO THE M25**
- **STRONG COVENANT ADJENCIES**
- **DEDICATED CUSTOMER PARKING**

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LOCATION

The unit is situated on Egham Business Park, Egham, Surrey, and situated within the established Thorpe Industrial Estate, one of the South East's premier trade counter locations. The business park benefits from excellent strategic connectivity, located approximately 3 miles from Junction 13 of the M25, 1.5 miles from Junction 12 of the M25 and within easy reach of the M3, A30 and M4 motorway corridors. Heathrow Airport lies approximately 5.5 miles to the north-east.

Egham is an affluent and highly attractive Surrey town located approximately 19 miles west of Central London, forming part of the prosperous Heathrow, Thames Valley and M25 corridor. Nearby occupiers include Screwfix, Howdens, SEKO Logistics, Royal Mail, and Maranello Ferrari Service .

DESCRIPTION

The property is situated in Egham Business Park, a modern, institutionally constructed trade counter park with prominent signage. The property comprises a ground floor retail/trade counter unit. Internally, the property is presented to a high standard and arranged in an open plan layout. To the front of the store there is a customer car parking area with room for c. 4 cars and ample room to drop off and load.



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TENURE

The property is held by way of a lease contracted within the security of tenure provisions of the Landlord & Tenant Act (1954), expiring 15TH February 2028. The current passing rent is £76,585 per annum exclusive. There is no outstanding rent review.

ACCOMMODATION

The property comprises the following approximate gross internal floor area :

AREA	SQ M	SQ FT
GROUND FLOOR	374.95	4,036

USE

Class B1, B2, B8.

AVAILABILITY

The property is available by way of assignment of the existing lease. A sub lease or a new lease by way of negotiation may be possible, subject to terms.

RATING

We have been advised that the Rateable Value for the property from April 2026 is £65,000 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify the Rates Payable.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly thorough prior arrangement with the sole agent, contact details below:

SOPHIE MARICH
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Misrepresentation Act

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