

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit B2 Crabtree Road

Thorpe Industrial Estate, TW20 8RN

Industrial/warehouse unit

2,415 to 4,189 sq ft

(224.36 to 389.17 sq m)

- Roller shutter loading door
- Three phase power
- 4.8m eaves height rising to 6.8m roof apex
- Suitable for variety of industrial/warehouse uses, including automotive industry
- There is car parking to the front

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Chartered surveyors, land property & construction consultants

Summary

Available Size	2,415 to 4,189 sq ft
Rent	£24,150 per annum
Rates Payable	£10,679 per annum
Rateable Value	£21,750
EPC Rating	D (93)

Location

The property is situated within the Thorpe Industrial Estate forming part of a traditional terrace of industrial units with a central service road and element of forecourt. About 2 miles from Staines and Egham, about 3 miles from Junction 12 of the M25 and 10.5 miles from Heathrow International Airport.

Description

A traditional building with steel roller shutter loading door approximately 4.02m high with hand door to side. Internally there is a mezzanine floor and a partitioned area that was once thought to be a spray booth. There is three phase power and cloakroom and kitchenette facilities. The internal partitions can be removed. There is car parking to the front of the building.

Accommodation

The accommodation has the following Gross Internal Area:

Name	Size
G - Production Area	2,415 sq ft
G - Production Area	2,415 sq ft
Mezzanine - Mezzanine Floor	1,774 sq ft
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Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Legal Costs/VAT

The ingoing tenant to make a contribution towards the Landlords legal costs of £1,000.00 plus VAT. In the event of the tenant withdrawing having agreed terms, they will be required to meet the Landlords full abortive legal costs once a draft contract is issued.

Prices quoted are exclusive of VAT which may be charged.



Viewing & Further Information

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