ALPHA WAY
THORPE INDUSTRIAL PARK
EGHAM | SURREY

MODERN WAREHOUSE/INDUSTRIAL UNIT

TOTAL
30,100 SQ FT (2,796 SQM)
PLUS MEZZANINE AREA
5,000 SQ FT (465 SQM)
TO LET
AMENITIES
- Eaves height 7m
- Well specified offices
- Ample WC facilities and additional kitchens and showers
- Parking for c. 50 cars
- Additional lorry parking
- Air conditioning cassette units to offices and ancillary areas.

LOCATION
The property is situated at the front of Thorpe Industrial Park, on Alpha Way, and accessed from Crabtree Road, the main road through the well established commercial area in Thorpe. The M25 Motorway (Jct 13) is about 3.5 miles to the north, accessed via Thorpe Lea Road/Vicorage Road/The Avenue to the A30.

DESCRIPTION
The property comprises a modern detached unit of steel portal frame construction with brick profile cladding elevations. As built the offices are at first floor level; the area beneath is suitable for a range of purposes, including additional offices, storage, clean light industrial, staff area etc.

The previous occupier has installed a mezzanine area within the main warehouse, which could be utilized by an in-going tenant, or removed. Externally there is excellent car parking provision at the front of the unit, and alongside. There is a covered loading bay at the rear, with 3 loading doors (approx. 3.3m x 4.4m each), and an additional loading area has been installed in the side elevation.

ACCOMMODATION
The property comprises the following approximate Gross Internal areas:

<table>
<thead>
<tr>
<th>Category</th>
<th>Gross Area (sq ft)</th>
<th>Net Area (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Warehouse / Production Area</td>
<td>17,247</td>
<td>(1,602)</td>
</tr>
<tr>
<td>Ancillary Stores / Offices / Staff area under offices</td>
<td>6,130</td>
<td>(569)</td>
</tr>
<tr>
<td>First Floor Offices</td>
<td>5,967</td>
<td>(554)</td>
</tr>
<tr>
<td>Covered Loading Bay</td>
<td>29,544</td>
<td>(2,725)</td>
</tr>
<tr>
<td>Total</td>
<td>30,108</td>
<td>(2,796)</td>
</tr>
</tbody>
</table>

Mezzanine area
- 5,000 sq ft
- (465 sq m)

VIEWING
Strictly by appointment with sole agents
Contact: Damian Farino or Sarah Downes
- daf@edwinhill.co.uk
- sarah.downes@edwinhill.co.uk

TERMS
The property is available to let on a new lease, on a full repairing and insuring basis, for a term by arrangement.

RENT
On application

RATES
We understand that the property is currently assessed to rateable value £260,000; interested parties are advised to make their own enquires.

Misrepresentation Act 1967. The particulars are not to be considered as forming part of any contract. They are for information only and give a general idea of the property. They are not to be relied upon as forming any part of a resulting contract. No responsibility will be accepted for misrepresentation or statements or representations of fact, whilst every care is taken to ensure their accuracy, liability can be accepted for their accuracy. Viewing particulars must be confirmed by personal inspection or otherwise as to the correctness of these particulars, which are based on the information that is available to us from our clients or syndicates by whom the negotiations are conducted through Edwin Hill.