

TO BE REFURBISHED



M Multipark TEN ACRE

TO LET Industrial / Warehouse Unit
619 sq.ft (57.51 sq.m)

Unit 19, Multipark Ten Acre, Egham, Surrey, TW20 8RG

- 3 phase power supply
- Close proximity to M25 and Heathrow airport
- 3m x3.1m roller shutter door
- 3.9m min eaves

M **M[®]Core**
LCP UK

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lcpgroup.co.uk



Unit 19, Multipark Ten Acre, Egham, Surrey, TW20 8RG

Areas (Approx. Gross Internal)

Warehouse	619 sq.ft	(57.51 sq.m)
Total	619 sq.ft	(57.51 sq.m)

Description

Unit 19 provides ground floor warehouse production space. There is a pedestrian entrance and loading door measuring 3.1m x 3m. The unit also benefits from car parking to the front and full height roller shutter door. Internally the property has a single WC.

Rent

Guide rent of £20,000 subject to lease terms and covenant.

Service Charge

There is a service charge of £0.50 per sq.ft in place.

Business Rates

Rates Payable: £6,048 per annum

Rateable Value: £14,000 per annum

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Rating: D. Further information available on request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

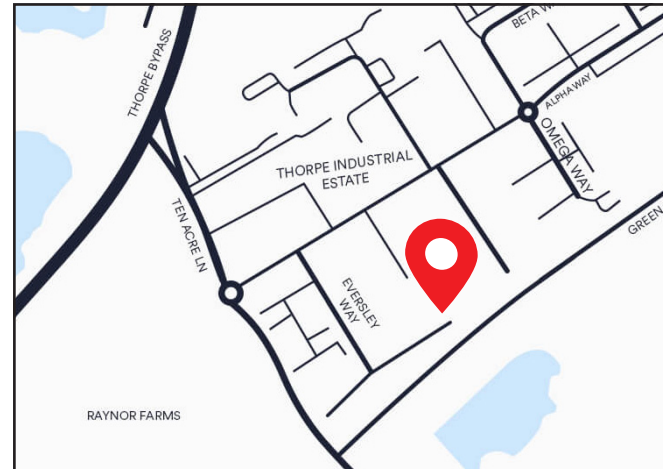
Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

Location - TW20 8RG

The park is situated in Thorpe which is well located for access to the M25 with either Junction 11 (Chertsey) or 13 (Staines) which is a commutable distance.

This in turn provides access to the national motorway network as well as Heathrow & Gatwick Airports. There are railway stations at Egham (1.8 miles) and Staines (3.1 miles) which offer a service to London Waterloo.



Viewing

Strictly via prior appointment with the appointed agent



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