



Rent £50,000 Per annum

Size 3,250 Square feet

Ref #2978

Address

Address: 1 Devil's Lane

Postcode: TW20 8HD

Town: Egham

Area: Surrey

Location

The unit is situated near the junction of the B3376 and Devil's Lane- close to both Egham and Staines-Upon-Thames town centres.

Description

Available on new lease. Modern Light Industrial/ Warehouse unit with mezzanine offices, measuring a total of approximately 3250 sq ft.

Built to a high specification, the unit benefits from car parking at the front and side, electric roller shutter doors and three phase electricity.

The ground floor warehouse area measures approximately 2,200 sq ft and has a disabled WC and fitted kitchen. The first floor offices have LED lighting and both male and female WC's- measuring approximately 1050 sq ft.

(4.25 m eaves height.)

EPC rating - E.

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£50,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	£10,000 p.a payable at the prevailing rate. Please verify.
Lease details:	New FRI lease for a term to be agreed.

Features

- ✓ 3 phase electricity
- ✓ Demised parking
- ✓ Kitchen facility
- ✓ Male and female toilets
- ✓ Electric roller shutter
- ✓ Disabled toilet

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



