

6,478 SQ FT INDUSTRIAL / WAREHOUSE PREMISES
NEWLY REFURBISHED & READY TO OCCUPY

TO LET



3 BETA WAY

Thorpe Industrial Park, Egham

TW20 8RE



Eaves height
7.3m > 8.2m



Electric
loading door
3.65m(W) x 4.97m(H)



Air-conditioned
offices



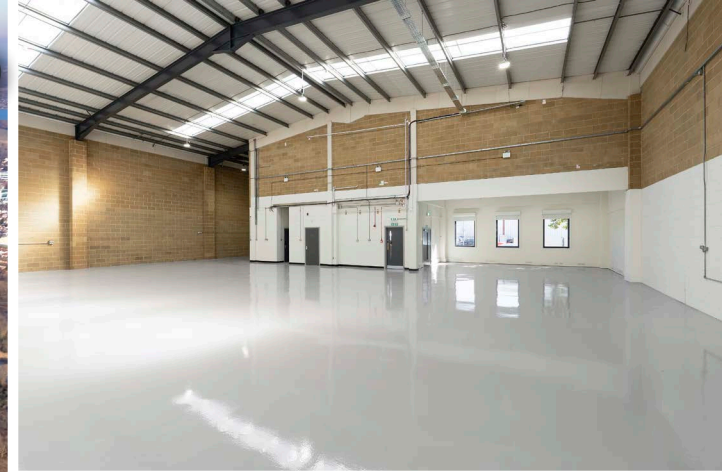
Yard depth
17.5m



13 allocated car
parking spaces



M25 (J13)
3.2 miles away



Location

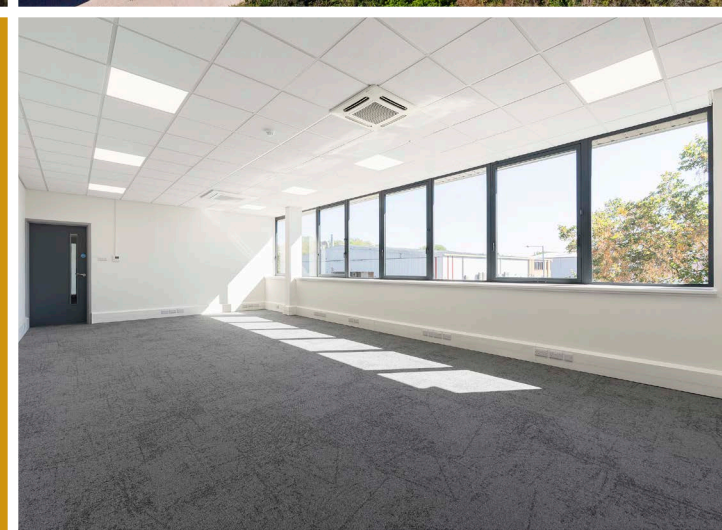
Forming part of the well established Thorpe Industrial Park, Beta Way is located just 1.9 miles from Egham Town Centre / Railway Station and 3.2 miles from the M25 (J13).

Heathrow Cargo Terminal is located 7.1 miles / 18 minute drive.

Occupiers at Thorpe Industrial Park include Rolls Royce, Royal Mail, SEKO, Screwfix, Howdens and HSS.

Specification

- MID TERRACE INDUSTRIAL / WAREHOUSE UNIT
- 3 PHASE 100 AMP POWER
- NEW LED WAREHOUSE LIGHTING
- FIRST FLOOR AIR-CONDITIONED OFFICES
- WC FACILITIES & KITCHENETTE
- DOUBLE GLAZED WINDOWS
- INTERNAL SECURITY SHUTTERS
- FORMING PART OF THE WELL-ESTABLISHED THORPE INDUSTRIAL PARK





Accommodation

Comprising the following gross external floor areas:

UNIT 3	sq ft	sq m
Ground Floor Warehouse / Ancillary	5,234	486.25
First Floor Offices	1,244	115.57
TOTAL (GEA)	6,478	601.82



3-phase power and gas supply



Ground floor reception



WC facilities and shower



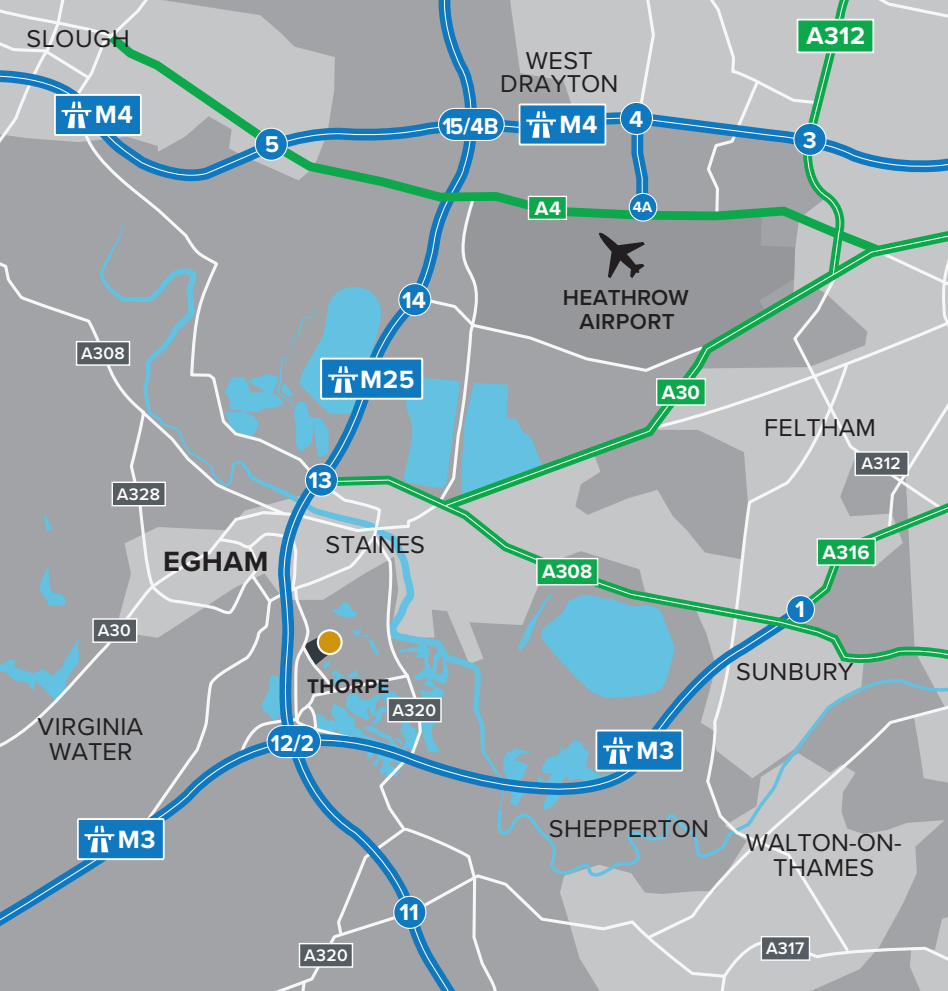
Kitchenette



Double glazed windows



First floor offices with AC



 **intro.labels.notion**

Sat Nav: **TW20 8RE**

3 BETA WAY

Thorpe Industrial Park, Egham **TW20 8RE**



Terms

Available by way of a Full Repairing and Insuring FRI Lease on terms to be agreed.

Legal costs

Each party to be responsible for its legal costs.

EPC

EPC Rating: B (36).

Viewings & Further Information

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