Office, Industrial / Warehouse

TO LET

CURCHOD&CO

Trinity House

Devils Lane, Egham, TW20 8HD

Refurbished offices/workshop with secure yard and parking

2,547 sq ft

(236.62 sq m)

- Flexible layout
- Plentiful on site parking
- Large Workshop
- Ancillary storage
- Excellent amenities
- Secure gated yard with CCTV
- Excellent access to M25, M3 and Heathrow Airport

Trinity House, Devils Lane, Egham, TW20 8HD

Summary

Available Size	2,547 sq ft
Rent	£31,500 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Trinity House is a well presented and secure property offering a mix of refurbished office and workshop accommodation with ancillary storage and excellent on-site amenities including a kitchenette and shower facilities. The property provides flexibility for a range of business, trade, or light industrial occupiers seeking modern accommodation with good access to the motorway network and Heathrow Airport. The site benefits from a secure gated yard, CCTV, and parking for several vehicles. The site also benefits from a storage container.

Location

Devils Lane is located off Thorpe Lea Road (B3376) in an established area of Egham The property benefits from excellent connectivity, with Egham town centre approximately 1.3 miles to the north and Staines-upon-Thames town centre approximately 1.8 miles away. Both Egham and Staines railway stations are easily accessible, providing regular services to London Waterloo, while the M25 and M3 motorways are accessible via Thorpe Lea Road. London Heathrow Airport lies approximately 6.8 miles to the northeast, around a 15-minute drive, offering convenient access for regional and international travel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,468	136.38
Ground - Workshop	801	74.42
Ground - Ancillary Storage	191	17.74
Ground - Kitchen	87	8.08
Total	**2,547**	**236.62**

Terms

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

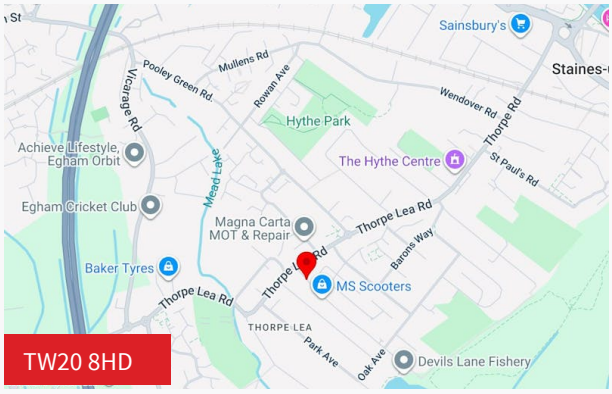
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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