



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**1-3 Egham Business Village, Egham
Surrey TW20 8RE**

**COMMERCIAL (INDUSTRIAL & OFFICE)
INVESTMENT FOR SALE**

Summary

- Quality commercial building (Class-E), occupied as mix of offices, storage and distribution, accommodation extending to **10,830 sqft (NIA)**
- Freehold ownership includes **38-car parking spaces** together with loading bays to roller shutter access
- Property is let by way of an underlease to **Signbox Ltd**, a leading signage specialist, producing **£162,450 pax (£15 psf)**, with lease expiry in **October 2030**
- Opportunity suited to a range of investors and owner occupiers seeking **future occupation potential**
- We are inviting offers in the region of **£2,350,000 (£216 psf)** for the freehold interest, reflecting a **6.9% gross yield** and a capital value **significantly below reinstatement cost**.



Description

Modern multi-use commercial building (Class E) arranged over ground and first floors, extending to **10,830 sqft (NIA)**. Whilst currently interconnected and let to a single occupier, the configuration offers **flexibility for future subdivision** into smaller self-contained units, presenting potential **asset management opportunities**.

The building, parking and yard areas form part of **Egham Business Village**, a well-established and **professionally managed business estate** providing generous parking provision and servicing facilities for occupiers.

Constructed in **1997**, the property comprises a **high-quality brick and block-built commercial building** providing a combination of warehouse and office accommodation. The specification includes **roller shutter loading access**, **Cat-5 cabling**, **comfort cooling**, **high speed broadband (1GB+)**, **CCTV** and **intruder alarm systems**.

Location

Property forms part of **Egham Business Village** on **Crabtree Road** and part of **Thorpe Industrial Estate**.

Site is well connected, with **Egham town centre** 2-miles away and the **M25** approx. 3-miles, where you can join at **Junction 13**.

Both **Egham** and **Staines** train stations are **10-minutes** away by car, providing access to **National Rail** trains. Both provide **direct services** into **London Waterloo** in approx **40-minutes**.

Heathrow airport is just a **20-minute** drive from the estate.





Tenancy Information

The property is fully let to **Signbox Ltd** at a passing rent of **£162,450 per annum exclusive (£15.00 psf)**. The accommodation is occupied under **four separate FRI leases**, all on substantially the same terms, **expiring in October 2030**.

Signbox Ltd is a leading UK signage and visual communications specialist, recently acquired by **Stewart Signs**, strengthening its covenant profile and market position.

The passing rent of **£15.00 psf** is considered **reversionary** against local market evidence, offering **potential for future rental growth**.

Copies of the occupational leases are available upon request.

Use-Class

The property currently benefits from **Class-E use (commercial, business & service)** following amendments to the Town & Country Planning Order in September 2021.

Previously the building was occupied under **B1 (offices)** and **B8 (storage and distribution)**.

Terms

We are inviting offers in the region of **£2,350,000 (£216 psf)** for the **freehold interest**, reflecting a **gross yield of 6.9%** and a capital value **significantly below reinstatement cost**.

VAT is not applicable.

CONTACT US



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