



Barons Court

22 The Avenue, Egham, TW20 9AB

Fitted Ground Floor Offices
Flexible All Inclusive Terms
With Parking

1,579 sq ft
(146.69 sq m)

- All Inclusive Flexible Terms
- 5 Parking Spaces
- New Air Conditioning
- New LED Lighting
- Excellent Location
- Covered Cycle Storage

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Summary

Available Size	1,579 sq ft
Rent	£39.50 per sq ft Inclusive of Rates and Service Charge
Business Rates	Rent includes Rates
Service Charge	Rent includes Service Charge
Car Parking	5 Spaces
EPC Rating	B (35)

Description

We have the ground floor available of this impressive detached office building which has the benefit of an existing fit out, offering a significant saving for incoming tenants. The offices are mostly open plan with the addition of two individual offices or small meeting rooms, built in storage, kitchenette with fridge and dishwasher and optional desks and chairs. The offices have the benefit of a newly installed air conditioning system and LED lights throughout. The building has a receptionist and the offices include parking for 5 cars.

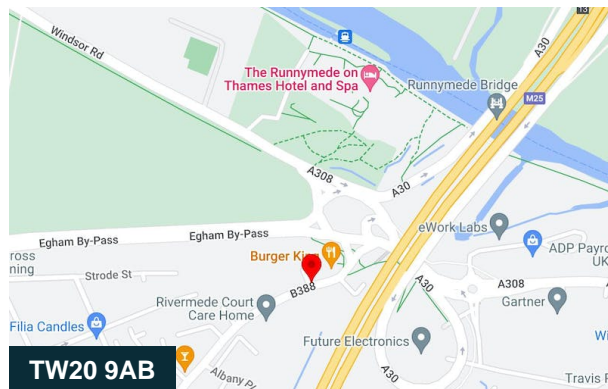
Location

Barons Court is prominently located on The Avenue in Egham, close to the Runnymede roundabout, with direct access to Junction 13 of the M25 and the A30. Heathrow Airport is an 8 minute drive to the north, with direct access to Terminal 5. The office is also within 0.6 miles of Egham mainline railway station providing services to London Waterloo in a fastest time of 42 minutes. Egham High Street is approximately 5 minutes walk providing excellent local shopping, restaurants and recreational facilities including Waitrose, Costa Coffee, Café Nero, Starbucks and Everyman Cinema.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,579	146.69	Available
Total	1,579	146.69	



Viewing & Further Information



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