

Location

The property is located in a prominent central position fronting the pedestrianised section of the High Street, set amongst a mixture of retail and commercial uses, close to all amenities, bank, shops, cafés etc. The town has attracted several major office occupiers including Future Electronics, Belron, Gartner and ADP. The Royal Holloway, University of London close by has attracted several embryonic research companies.

Access is excellent with J13 of the M25 and the A30 serving the town. Egham Station provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north

Description

The property comprises part of the listed White House development comprising five retail units and modern office accommodation above. The offices retain the character of the listed facade to the High Street. Two suites are let to Verisure Alarms and Calasia. The available suites are accessed directly from the High Street, into an entrance lobby/reception area with listed features. The accommodation is at first floor level, one suite is predominantly open plan while the second has some full height glazed partitions within, which can remain or be removed. The two suites could be combined to form one if required. The accommodation benefits from good natural light.

The offices have the benefit of air conditioning, suspended ceilings incorporating recessed lighting, three compartment trunking, carpeting and a tea station. Shared male and female WC accommodation is provided in the core area.

The White House development has the benefit of a large private car park accessed from Hummer Road. Spaces will be allocated to the suites by arrangement.

Accommodation

Suite 4	813 Sq. Ft.
Suite 3a	<u>1,000 Sq. Ft.</u>
Total	1,813 Sq. Ft. Combined

Terms

The Suites are available to let on flexible lease terms by arrangement. Terms upon application.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

Value Added Tax

VAT will be payable at the prevailing rate.

Rateable Value

Rateable value £TBA Poundage 2024/25 £0.51.2p

Viewing

Strictly by prior appointment through joint sole agents:-

Vail Williams
WOKING

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