

## Location

The property is prominently situated on the corner of High Street and Langham Place on the fringe of Egham town centre close to the junction with Egham Hill and Egham Bypass. Egham town centre provides a mixture of local and national retailers, such as Waitrose, Tesco and Boots, Bank, Post Office along with a range of eating establishments such as Prezzo and various cafes. The town has recently welcomed a new Everyman Cinema as part of the new Magna Square development.

Egham has attracted many large office occupiers including Belron, Enterprise Rent-a-Car, Kerry Foods, ADP, Gartner Group and Menzies, along with the University of London, Royal Holloway.

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 a modern self-contained office building arranged on two floors accessed from High Street and the rear car park. The accommodation has been partitioned internally with high quality partitioning to provide a mixture of open plan and cellular offices. They benefit from the following features, air conditioning, gas central heating, suspended ceilings with LED lighting, carpeting and power/data distribution. WCs are provided on both floors. 7 car parking spaces are allocated to the property in the car park to the rear.

## Accommodation

Ground floor	835 Sq.Ft
First floor	<u>825 Sq.Ft.</u>
<b>Total</b>	<b>1,660 Sq.Ft.</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The lease will incorporate rent reviews at 5 yearly intervals. Rent upon application.

The Landlord levies a service charge for maintenance of the common parts of the estate and insurance.

## 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 £28,000, Poundage 2023/24 £0.51.2p

## Viewing

Strictly by prior appointment through landlords' agents:-

Butters Associates  
80 High Street  
EGHAM TW20 9HE

**Contact: John Butters**

**Email: [john@buttersassociates.co.uk](mailto:john@buttersassociates.co.uk)**

**Tel: 01784 472700, Mob 07775 676322**