

## Location

The property is prominently situated in the heart of Egham town centre fronting the High Street with the large Church Road/Waitrose car park to the rear. Egham town centre provides a mixture of local and national retailers including Waitrose, Boots, M&Co Tesco, Banks and Post Office along with a range of eating establishments and cafes. Egham has attracted many large office occupiers including Gartner Group, Spectris, Proctor and Gamble, Fujitsu and Belron along with the Royal Holloway, University of London.

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 offices are accessed from the High Street via a galleried landing with their own separate access and they benefit from the following features, electric central heating, automatic LED lighting, carpeting and power distribution. The suite has its own WCs and kitchenette facilities. Car parking is available in the Church Road /Waitrose pay and display car park to the rear of the property.

## Accommodation

**Total**            **1700 sq ft (158 sq m)**

## Terms

The offices available to let on a new, effectively full repairing and insuring lease, for a term of 5 years. The lease will **exclude security of tenure**. The lease will also incorporate a **MUTUAL rolling break clause** exercisable at **any time from 1 September 2024**, subject to a minimum of 6 months prior written notice by either party. Rent upon application.

The Landlord levies a service charge for maintenance of the exterior / common parts 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 19 & 21a, £23,750. 2023/24 poundage £0.51.2p.

## Viewing

Strictly by prior appointment through landlords' sole agents:-

Butters Associates  
80 High Street  
EGHAM TW20 9HE

**Contact: John Butters**  
**Email: john@butterassociates.co.uk**  
**Tel: 01784 472700 Mob: 07775 676322**

