

## 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, Iceland Tesco, Banks and Post Office along with a range of eating establishments and cafes. Egham has attracted many large office occupiers including Gartner Group, Future Electronic, ADP, Kerry Foods and Belron along with being home to 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 accommodation is accessed from the High Street via a galleried landing with their own separate access. It has been used as a leisure facility but could be equally used for D medical use or as offices and has the benefit of being recently redecorated and has the following features, air conditioning, lighting, carpeting to the main and power distribution. The suite has its own WCs facilities. Car parking is available in the Church Road /Waitrose pay and display car park to the rear of the property.

## Accommodation

**Total**            **1,250 sq ft (116sq 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.

## Planning

The space has until recently been used as a pilates centre but could easily be used for alternative uses such as offices or a medical use subject to the requisite planning permission being obtained.

## Legal Costs

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

## Value Added Tax

Rents and service charge are subject to VAT. VAT will be payable at the prevailing rate.

## Rateable Value

Rateable Value £19,500. 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**

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