

Location

Church House & Crown House are located in a prominent position fronting High Street at its junction with Manor Farm Lane and Hummer Road opposite St John the Baptist Church and set amongst a mixture of commercial and retail uses. The town has attracted occupiers such as Gartner, ADP, Belron and Future Electronics. The town is also home to the well-regarded Royal Holloway University of London with circa 11,500 students, which has spawned several embryonic companies through its research facilities.

Egham provides a range of shops with multiples including the Waitrose, Tesco, Boots, Cafe` Nero, Holland & Barrett and Spacsavers along with independent operators, Bank, Post Office etc. all of which are close to hand. The town has been enhanced by the new Magna Square development which includes an Everyman Cinema, Liberto Lounge, Starbucks and Bugden, along with two new student accommodation blocks.

The town enjoys excellent access to the A30 and M25 at J13 both of which are less than 1 mile from the property. Egham Station is a short walk away and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.

Description

Crown House comprises a self-contained, modern E Class building arranged on ground and two upper floors. The offices have the benefit of suspended ceilings incorporating lighting, air conditioning with ancillary central heating along with carpeting throughout. Power and data/telephone distribution is via 3 compartment trunking. WC facilities are provided in the core at intermediate landing levels.

Church House comprises 2" E" class units on the ground floor with 4 Flats on first and second floors above

On site car parking for 18 cars is provided externally to the rear of the building.

Planning Permission has been granted for the extension of the building along with conversion to residential of part. Interested parties should inspect Runnymede Borough Council Planning Consent No. RU 23 / 0833

Accommodation

Crown House comprises circa 3,535sf of "E" class accommodation over 3 floors.

Church House comprises 1,336sf of class accommodation on the ground floor and 4 flats above. 3 Flats are sold off on Long Ground Leases while the 4th is offered vacant.

Planning allows for the extension to the rear to provide a mixture of "E" Class and Residential accommodation.

Terms

The property is offered for sale on a Freehold basis. Price on application.

Legal Costs

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

Value Added Tax

VAT will be payable at the prevailing rate on the purchase.

Viewing

Strictly by prior appointment through Joint Sole Agents:-

Acorn Commercial Investment & Development
9 St Marks Road
BROMLEY
Kent BR2 9HG
Contact Jeff East
E Mail: jeff.east@acorngroup.co.uk
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