



Axon Building

4-12 Church Road, Egham, TW20 9QB

Prominent town centre office building

7,723 to 25,431 sq ft
(717.49 to 2,362.62 sq m)

- Air conditioning
- Raised floors
- Suspended ceilings
- Recessed strip lighting
- Two 8-person passenger lifts
- 116 surface car parking spaces (1:216)

Summary

Available Size	7,723 to 25,431 sq ft
Rent	Rent on Application
Rates Payable	£294,400 per annum
Rateable Value	£575,000
EPC Rating	D (87)

Description

The property comprises an office building constructed in 1999 and totals 25,064 sqft arranged over ground and two upper floors. The offices are fitted to a good specification including air conditioning, raised floors, suspended ceilings, recessed fluorescent strip lighting and two 8-person passenger lifts. The property has approximately 116 surface car parking spaces.

Location

The property is located on Church Road in Egham town centre and in the main commercial core. The town has excellent road links, with the M25 (junction 13) located approx. 3 miles to the East, and the A30 located half a mile to the West, providing connections to Central London, Gatwick and Heathrow.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception	622	57.79	Available
Ground - Office	7,723	717.49	Available
1st - Office	8,533	792.74	Available
2nd - Office	8,533	792.74	Available
Total	25,411	2,360.76	

Terms

A new lease is available directly from the landlord for a term to be agreed.

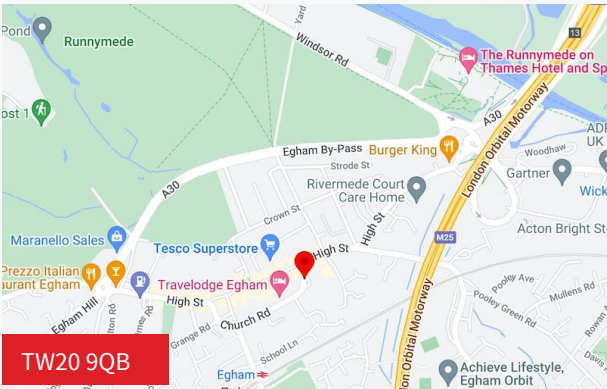
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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