Owen Isherwood
CHARTERED SURVEYORS

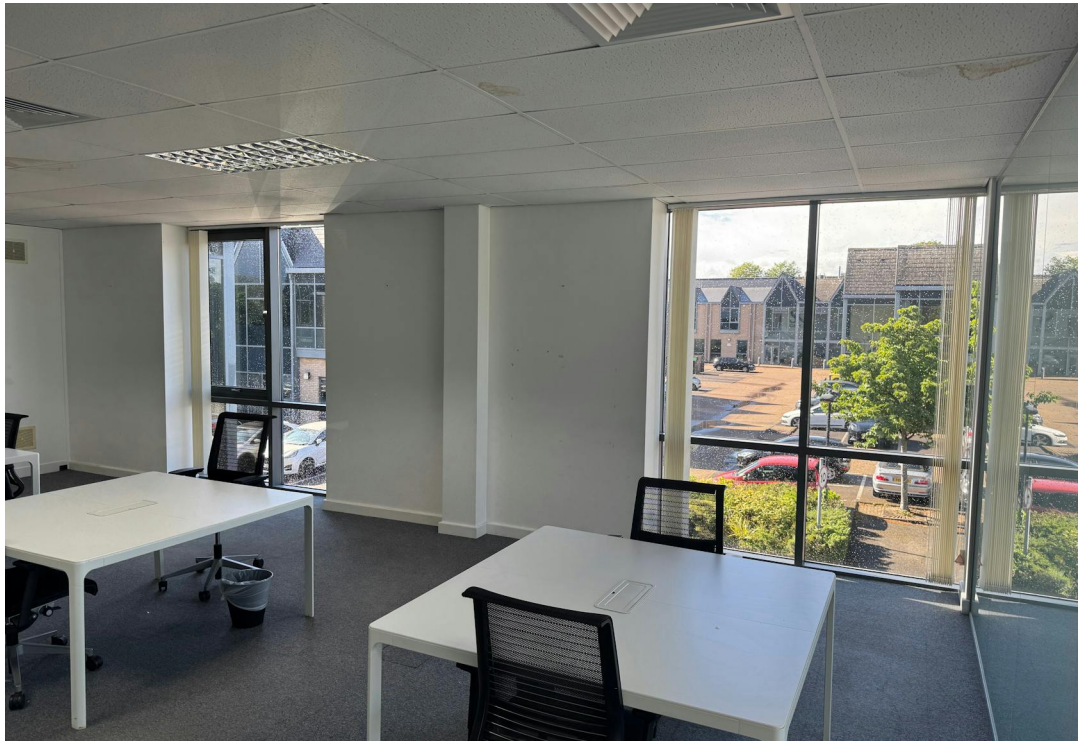
Monarch House, Crabtree Office VIllage, Egham, TW20 8RY

TO LET | 1,162.50 TO 2,325 SQ FT (108 TO 216 SQ M)

Rental Incentive Available

Ground Floor Office

- Rent Inclusive of Bills and Broadband
- Up to 5 Months Rent Free Incentive Available.
- Air Conditioned & Heating
- Carpeted Throughout
- Suspended Ceilings with CAT 2 Ligthing
- Seperate WCS
- Kitchen Facilities
- 4 Car Parking Spaces Available



Location

Crabtree Office Village is located between junction 11 and junction 13 of the M25. Egham is some 2 miles to the northwest, Staines 3.5 miles to the northeast and Chertsey 3.5 miles to the southeast. Each of the towns offer excellent amenities. Heathrow airport is approximately 20 minutes drive away.

Description

The ground floor office space has been split into two equal units. One half is now let, with the remaining unit still available. The ground floor office also benefits from shared WCs and kitchenette.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office A	1,162.50	108	Available
Ground - Office B	1,162.50	108	Let
1st - Office C	1,162.50	108	Available
Total	**3,487.50**	**324**	

Terms

New Lease

EPC

B (50)

Rent

£32,000 per annum.

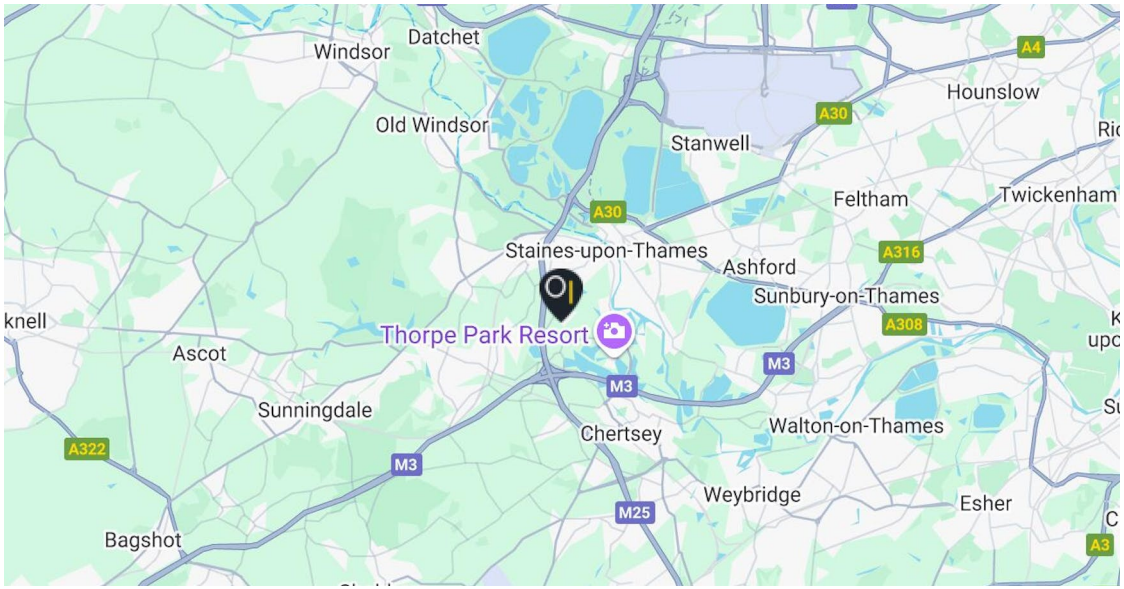
All bills and broadband included, up to 5 months rent free.

Rates & Charges

TBC

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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