

PROPERTY PARTICULARS

17a High Street Egham TW20 9HN

TO LET



Modern Town Centre Office Suite.

Also suitable for other Class E uses

650 Sq. Ft. (60 sq. m.)

- Town Centre Location
- Self-Contained with own WC and Kitchenette
- Electric central heating. Part comfort cooled
- Parking available in public car park to rear
- To Let on new lease. Flexible terms.



Incorporating



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecode.co.uk>

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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. The town has recently been enhanced by completion of the new Magna Square development which includes an Everyman Cinema and addition F & B and retail users.

Egham has attracted many large office occupiers including Future Electronics, Gartner, ADP 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, fluorescent 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.

The accommodation could be used for a variety of other E Class uses such as retail, leisure or medical uses.

Accommodation

Total 650 sq ft (60 sq m)

Terms

The unit is available to let for immediate occupation on a new internal repairing lease for a term of 2 years. The lease will incorporate a MUTUAL rolling break clause exercisable at any time, subject to a minimum of 6 months written notice. The lease will exclude Security of Tenure. The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

Rent upon application

Rent

Upon Application

Value Added Tax

Rents etc may be subject to V.A.T. at the prevailing rate.

Legal Costs

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

EPC

TBC

Rateable Value

Rateable Value 17a, £13,750. 2026/27 poundage £0.43.2. p.

The tenant may be able to obtain some small business rate relief.

Viewing

Strictly by prior appointment through Landlords agents:-

Potter Associates

45a High Street
ETON

Berkshire SL4 6BL

Contact: Mark Potter

E mail: mpotter@potterassociates.co.uk

Tel: 01753 303322 Mob: 07970 783 107

Butters Associates

7c, 80 High Street
EGHAM

Surrey TW20 9HE

Contact John Butters

Email info@butterassociates.co.uk

Tel: 01784 472700 Mob. 07775 676322