

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, suspended ceiling with lighting, carpeting and power distribution. The suite has its own WC 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 660 sq ft (61 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

Legal Costs

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

Value Added Tax

VAT will be payable at the prevailing rate.

Rateable Value

Rateable Value, £13,250. 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

SL4 6BL

Contact: Mark Potter

Email: mpotter@potterassociates.co.uk

Tel: 01753 303322

Butters Associates

80 High Street

EGHAM

TW20 9 HE

John Butters

info@butterassociates.co.uk

01784 472700 Mob 07775 676322