

Location

The property is situated in a very prominent position fronting Station Road, close to the entrance of the Waspe Farm car park, opposite Egham Railway Station and a short distance from the High Street. The town centre provides a range of both multiple and independent retailers such as Boots, Tesco, and Waitrose along with bank and Post Office and cafes such as Costa Coffee and Caffè Nero. The town has been enhanced by the completion of the new Magna Square development circa 3 years ago which includes an Every-Man Cinema. Egham has attracted office occupiers such as Future Electronics, Gartner, ADP, Belron and Enterprise Rent-a-Car. The town is also home to the well regarded Royal Holloway University of London which has spawned several embryonic companies through its research facilities.

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

Crest House comprises a modern detached office building arranged on ground, first and second floor levels that has been subject to refurbishment circa 4 years ago. Initially the first and second floors are available immediately while it may be possible for a new tenant to have an option to take the ground floor should it become available, for expansion purposes.

The reception can be accessed both from Station Road and from the private car park at the rear. A lobby leads to the lift and toilet accommodation is provided on each floor. The suites have the benefit of air conditioning and various ceiling finishes incorporating lighting, 3 compartment trunking for power and data/phones and floor coverings throughout. Each floor has a staff breakout area, while there are also meeting/board rooms provided. Existing furniture can be made available if required by separate arrangement along with telecoms etc.

Externally there is a decked breakout area suitable for entertaining. Car parking is provided at the rear of the building and spaces will be allocated to each floor.

Accommodation

First floor	1,565 Sq Ft (145 Sq M)
Second floor	<u>1,510 Sq Ft (140 Sq M)</u>
Total	3,075 Sq Ft (285 Sq M)

Terms

The property is available to let on a new effectively full repairing and insuring lease incorporating rent reviews, for a term to be agreed between the two parties. The Landlord levies a service charge for maintenance of the common parts, insurance and lighting. Terms upon application.

Value Added Tax

VAT will be payable at the prevailing rate.

Legal Costs

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

Rateable Value

First Floor RV £36,250. Second Floor RV £36,250. 2026/27 Poundage £0.43.2p

Viewing

Strictly by prior appointment with joint sole agents.

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