Crest House

53 Station Road, Egham, TW20 9LG

DE SOUZA



TO LET

1,510 TO 3,075 SQ FT
(140.28 TO 285.68 SQ M)

£30 PER SQ FT

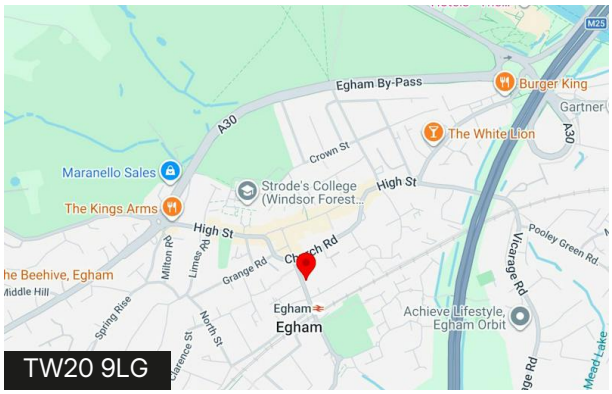
Modern town centre offices with existing fit out

- Close to Egham Station and High Street
- 1st and 2nd floors available with existing fit out
- Meeting rooms and kitchen/breakout areas
- Modern reception
- Lift
- 4 car parking spaces per floor

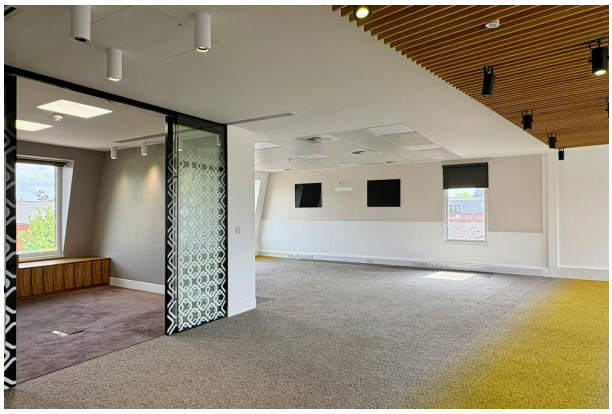
020 8707 3030
desouza.co.uk

Summary

Available Size	1,510 to 3,075 sq ft
Rent	£30 per sq ft
Rates Payable	£10.50 per sq ft Estimated rates payable
VAT	To be confirmed
EPC Rating	C (66)







Description

Crest House is a modern detached office building with the benefit of a recently upgraded reception area, a lift and WC's on each floor. The entire first and second floors are available to let and have an existing fit out with separate meeting rooms and kitchen break out areas. The majority of the space is open plan with excellent natural light. Car parking is provided at the rear of the building and 4 spaces will be allocated to each floor. There is also a decked break out area with seating at the rear of the property.

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, Waitrose, along with banks, a Post Office and cafes such as Costa Coffee and Cafè Nero. The town has been enhanced by the completion of the new Magna Square development just along Station Road which incorporates an Everyman Cinema. There is 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.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
2nd - 2nd Floor	2nd	1,510	140.28
1st - 1st Floor	1st	1,565	145.39
Total		**3,075**	**285.67**

Specification

Town Centre Office
Existing modern fit out with meeting room and kitchen breakout area
Recently upgraded reception area
WC's on each floor
4 car parking spaces per floor

Viewings

By appointment only through De Souza

Terms

Available on a new lease direct with the landlord for a term to be agreed.

Viewing & Further Information



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