



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

TOWN CENTRE OFFICES
2,765 sq. ft (256.88 sq m)

61-63 High Street, Egham , Surrey TW20 9EX



- Centrally Located Economic Office Space
- Open Plan Accommodation
- Suitable for a Variety of Office, Medical, Educational and Similar Uses.
- Kitchen Facilities

LOCATION

Egham is superbly located approximately one mile west of Junction 13 of the M25. This allows easy access to M3, M4 and M40 motorways, Central London via Waterloo is 55 minutes and Heathrow by car 10 minutes.

The property occupies a prime location in the heart of the pedestrianised town centre directly opposite The Precinct.

ACCOMMODATION

The available accommodation comprises the entire second floor of a modern purpose-built block arranged on ground and two upper floors. The accommodation is arranged primarily in open plan and is approached direct from the High Street via the ground floor reception and internal stairwell. There is a public pay and display car park to the rear.

2 nd Floor	2765 sq. ft	256 sq. m
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TERMS

The offices are available to let on a new lease for a term to be agreed on an internal repairing and insuring basis subject to service charge and outside the provisions of the Landlord & Tenant Act.

RENT

£12.50 per sq. ft

BUSINESS RATES

Business rates payable for the current year ended April 2022 equate to approx. £5.28 per sq. ft. (Rateable Value £29,750 per annum)

SERVICE CHARGE

A service charge will be payable. This currently equates to approx. £3.80 / sq. ft (£10,534 pa).

EPC

Available upon request.

LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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