

## Location

Egham is situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. The University of London Royal Holloway College with its population of circa 7000 students lies approximately 1 mile away at Englefield Green.

The town benefits from good communications being less than 1 mile from Junction 13 of the M25 Motorway and A30 trunk road. Egham railway station provides a fast and frequent service to London Waterloo and Reading. Its location has attracted many international office occupiers such as Fugitsu, Centrica/British Gas, Future Electronics and Procter & Gamble.

The property is prominently located in the heart of the town in the pedestrianised section of the High Street. Local occupiers include Tesco, Boots, Holland and Barrett, M & Co, Costa Coffee and Post Office.

**Waitrose** and **Travelodge** adjoin the High Street bringing increased footfall and additional car parking capacity to the town centre.

## Accommodation

The unit has the benefit of a glazed shop front, air conditioning, suspended ceiling incorporating lighting and flooring. To the rear are staff and toilet facilities. There is **rear access** to the unit and 1 parking space is allocated to the unit in the private car park at the rear.

Net frontage	17'1"
Built depth	54'0"
<b>Total</b>	<b>925 sq. ft.</b>

## Terms

The unit 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 at a rent of **£35,000 per annum exclusive**.

The landlord will levy a service charge to cover the cost of insurance and maintenance of the common parts.

## 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.

## Rateable Value

£21,000. Poundage 2023/24 £0.51.2p.

## Viewing

Strictly by prior appointment with joint sole agents:-

Butters Associates  
80 High Street  
EGHAM  
TW20 9HE

**Contact: John Butters**

**Email: [john@buttersassociates.co.uk](mailto:john@buttersassociates.co.uk)**

**Tel. 01784 472700 or Mob: 07775 676322**

or Behrens Sharp, Chartered Surveyors,  
The Glassmill, 1 Battersea Bridge Road,  
LONDON  
SW11 3BZ  
R Sharp  
[info@behrens-sharp.com](mailto:info@behrens-sharp.com)  
0207 801 1313