

Location

Egham is situated approximately 1½ miles west of Staines and 4 miles south west of London Heathrow Airport. 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 A.D.P. Gartner, Future Electronics and Belron.

The property is prominently located in the heart of the town in the pedestrianised section of the High Street. Local occupiers include Waitrose, Tesco, Boots, Holland and Barrett, M &Co, Costa Coffee, Greggs and Post Office. The town has recently seen the completion of the new Magna Square scheme which includes a new Everyman Cinema, Budgens and Lounges. A Travelodge is situated to the rear of the property,

Accommodation

Net frontage	35'0"
Built depth	60'0"
Total	2,020 sq. ft.

Terms

The unit is available to let on a new effectively full repairing and insuring lease **excluding security of tenure**, for a term up to 5 years. The lease will incorporate a **mutual rolling break clause** exercisable **at any time after 1st September 2024** subject to a minimum of 6 months prior written notice. Rent upon application. Rents are subject to VAT.

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

Legal Costs

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

Rateable Value

£47,500 Poundage 2022/23 £0.51.2p

Viewing

Strictly by prior appointment with sole agents'

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