

Location

The property is prominently situated in the heart of Egham town centre fronting the High Street with the large Church Road/Waitrose car park to the rear. Egham town centre provides a mixture of local and national retailers including Waitrose, Boots, Iceland, Tesco, Banks and Post Office along with a range of eating establishments and cafes. Egham has attracted many large office occupiers including Future Electronics, Kerry Foods, Gartner, ADP and Belron along with the Royal Holloway, University of London.

Access is excellent with J13 of the M25 and the A30 serving the town. Egham Station provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north

Description

The offices are accessed from the High Street via a galleried landing with their own separate access and they benefit from the following features, electric central heating, fluorescent lighting, carpeting and power distribution. The suite has its own WCs and kitchenette facilities. Car parking is available in the Church Road /Waitrose pay and display car park to the rear of the property.

Accommodation

Total **650 sq ft (60 sq m)**

Terms

The offices available to let on a new, effectively full repairing and insuring lease, for a term of 5 years. . The lease will **exclude security of tenure**. The lease will also incorporate a **MUTUAL rolling break clause** exercisable at **any time from 1 September 2024**, subject to a minimum of 6 months prior written notice by either party. Rent upon application.

The Landlord levies a service charge for maintenance of the exterior / common parts and insurance.

Legal Costs

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

Value Added Tax

VAT will be payable at the prevailing rate.

Rateable Value

Rateable Value 17a, £9,700. 2023/24 poundage £0.49.9. p.
The tenant may be able to obtain small business rate relief

Viewing

Strictly by prior appointment through landlords' agents:-

Butters Associates
80 High Street
EGHAM TW20 9HE

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