

## Location

Crown House is located in a prominent position fronting High Street at its junction with Manor Farm Lane and Hummer Road opposite St John the Baptist Church and set amongst a mixture of commercial and retail uses. The town has attracted occupiers such as Gartner, ADP, Belron and Future Electronics. The town is also home to the well-regarded Royal Holloway University of London with circa 11,500 students, which has spawned several embryonic companies through its research facilities.

Egham provides a range of shops with multiples including the Waitrose, Tesco, Boots, Cafe` Nero, Holland & Barrett and Specsavers along with independent operators, Bank, Post Office etc. all of which are close to hand. The town has been enhanced by the new Magna Square development which includes an Everyman Cinema, Liberto Lounge, Starbucks and Bugden, along with two new student accommodation blocks.

The town enjoys 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.

## Description

Crown House comprises a self-contained, modern E Class building arranged on ground and two upper floors. The property been **refurbished** including air conditioning suspended ceilings, LED lighting, new floor coverings and new common areas. Externally the building and grounds has been upgraded.

On site car parking for 18 cars is provided externally to the rear of the building in a secure car park

**Planning Permission** has been granted for the extension of the building along with conversion to residential of part. Interested parties should inspect Runnymede Borough Council Planning Consent No. RU 23 / 0833.

## Accommodation

**Crown House** comprises circa 3,535sf of "E" class accommodation over 3 floors.

## Terms

The property is offered both for sale on a Freehold basis or alternatively to Let on a new lease. If let the building can be taken as a whole or on a floor-by-floor basis.

Terms on application.

## Legal Costs

The Purchaser /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 on the purchase/rent.

## Business Rates

Rateable Value, to be advised

## Viewing

Strictly by prior appointment through Agents'

## Butters Associates

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