

Location

Egham is an affluent town situated on the banks of the Thames, just to the west of London close to Heathrow Airport and the M25. The town has attracted several major office occupiers including Procter & Gamble, Belron, Fujitsu and Spectris. The Royal Holloway, University of London close by has attracted several embryonic research companies.

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.

The property is located in a prominent central position fronting the pedestrianised section of the High Street and is set amongst a mixture of retail and commercial uses, surrounded by all amenities, banks, shops, cafés etc.

Description

The accommodation comprises part of the listed Literary Institute which until recently was an annex to Strodes College. The first floor is occupied by the Egham Museum. The available accommodation comprises the ground floor of the property which is directly accessed from High Street. A second means of access is provided along the flank of the building also from High Street.

The property features a large hall with a stage. To one side and across the rear are a wide mixture of offices, teaching rooms and stores. To the front is a kitchen with a servery and 3 "Vaults" that could be used for a variety of uses. Shared male and female WC accommodation is provided in the core area.

The property has the benefit of central heating, lighting, floor coverings and three compartment trunking to many of the side rooms. The main hall and stage have wooden floors.

The property could be used for a variety of uses some of which would require planning permission.

Accommodation

Total 5,250 sq ft

Terms

The property is available to let on flexible terms by arrangement. Terms upon application.

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 £TBA Poundage 2018/19 £0.49.3p

Viewing

Strictly by prior appointment through sole agents:-
Butters Associates
80 High Street
EGHAM TW20 9HE

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