

Location

The property is prominently situated in the heart of Egham town centre fronting the High Street with the large Hummer Road/Tesco car park to the rear. The town provides a variety of multiple and independent retailers along with cafes, restaurants, banks etc. The town has attracted several large office occupiers including Centrica, Future Electronics, Belron Group and Procter & Gamble. Royal Holloway University of London is close by and has spawned several embryonic companies formed from the research facilities.

The town enjoys good communications being within 1 mile of Junction 13 of the **M25** with the **A30**. Heathrow Airport lies approx 3 miles to the north, while Egham Railway Station provides good links to London Waterloo and Reading. Buses pass through the town.

Description

The suite is situated in a mixed office and retail "period" building with the following features:- Central heating, suspended ceilings with L.E.D.lighting, laminate flooring and power distribution.

Accommodation

Suite 4 **800 sq ft** (73 sq m) **Last suite available now**

Terms

The suite is available to let on new flexible leases for a term to be agreed between the two parties. Rent upon application.

The Landlord levies a service charge for maintenance of the common parts, insurance, heating and lighting. 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

Suite 4 Rateable Value £9,000. Poundage 2018/19 £0.49.3p.
The tenant may be eligible for Small Business Rate Relief. Details available.

Viewing

Strictly by prior appointment through sole agents:-
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EGHAM
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