

# 65

**HIGH STREET**  
EGHAM, SURREY TW20 9EY



**Immediately available, high quality, fully fitted offices in a refurbished building - 2,223 sq ft to let**

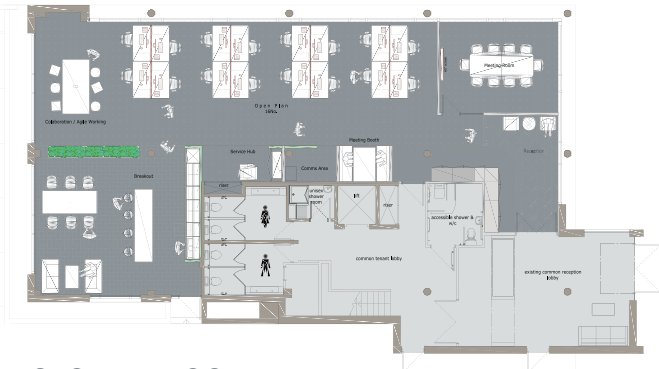
- Town centre location
- 600 metres from railway station
- Air conditioning & raised floors
- 9 parking spaces
- 2 x EV charging points
- Desks & cabling installed

## DESCRIPTION

65 High Street, Egham comprises a three storey self-contained office building with a substantial car park to the rear.

The available office space is on the ground floor and comprises a self-contained suite of 2,223 sq ft which has been fully fitted out to a very high standard with a meeting room, collaboration/agile working space, breakout/kitchen area and 16 desks.

The property underwent a comprehensive refurbishment in approximately 2019 to include new air conditioning, new ceilings and LED lighting, a new lift and remodelled toilets plus showers. A new double height reception was also added.



### GROUND FLOOR PLAN

Not to scale. For indicative purposes only.

## LOCATION

65 High Street is located in the heart of Egham Town Centre adjacent to the High Street and backing onto the main town centre car park.

The town benefits from excellent road links, with the M25 (junction 13) located approximately four miles to the East and the A30 located approximately two miles to the West, providing connections to Central London and both Gatwick and Heathrow Airports.

The property is less than 9 minutes walk from Egham Mainline Station which provide services to Staines and London Waterloo.

There is a good range of local shops and restaurants located nearby with a new Waitrose supermarket 5 minutes walk away together with a Travelodge.

## TERMS

The ground floor is available on a fully repairing and insuring lease for a term to be agreed.

For full financial details please contact the agents or see [hurstwarne.co.uk](http://hurstwarne.co.uk)



## CONTACTS

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