



Q-SYS House | Meadlake Place | Egham | TW20 8BF

Single Let Office Investment With 6 Years Unexpired Income

Investment Summary

- Opportunity to acquire a **single let, self-contained office building** within Meadlake Place, an established office park in Egham.
- Well positioned approximately **1 mile from Egham town centre and Egham train station**, which provides fast and regular direct services to London Waterloo, with a journey time of just 41 minutes, along with easy access to the M25 (J13) and Heathrow airport.
- The property extends to **10,600 sq ft** over ground and first floors.
- Specifications include open plan floorplates, suspended ceilings, modern LED lighting, air conditioning, dual aspect elevations providing excellent natural light, together with 50 parking spaces representing an **excellent parking ratio of 1:212 sq ft**.
- EPC C (61)
- Let to **QSC UK & Ireland Limited** until November 2032, providing approximately **6 years unexpired**, with an open market rent review in November 2027. The Lease is contracted inside the Landlord & Tenant Act 1954.
- Parent company guarantee provided by the Tenant.
- Tenant fit out **capex of approximately £500,000** in 2022.
- Contracted **rental income of £266,575 per annum**, equivalent to a low passing rent of **£25.15 per sq ft**.
- The property is held on a 150-year lease with approximately 122 years unexpired, at a **peppercorn ground rent**.

Proposal

We are instructed to seek offers in excess of **£2,950,000 (Two Million Nine Hundred Fifty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 8.49%** and a **capital value of £278 per sq ft**.



Location

Egham is an established Surrey commuter town situated approximately **20 miles south west of Central London** and **7 miles south of Heathrow Airport**. The town is very well located with direct access to the M25 motorway at Junction 13, together with strong onward links to the M3, M4 and the wider UK motorway network. By train, **Egham Station provides direct services to Clapham Junction and London Waterloo**, with journey times of 30 minutes and 41 minutes, respectively.

Q-SYS House is located within Meadlake Place Business Park, a landscaped office campus off Thorpe Lea Road (B3376), approximately **1 mile from Egham town centre and Egham Station**. The location provides occupiers with convenient access to the **M25 (2.4 miles)** and **Heathrow Airport (approximately 7 miles)**, whilst Egham town centre offers a range of amenities including supermarkets, cafés, Everyman Cinema and both independent and national retailers.

Egham is home to several notable occupiers, capitalising on its strategic location between London and Heathrow to establish itself as a recognised commercial centre within the M25 south west sub-market. These include Gartner, Enterprise Rent-A-Car (European HQ), Merlin Entertainments (Thorpe Park Resort) and Royal Holloway, University of London. Their presence highlights Egham's appeal as a well-established business location, benefitting from a highly skilled workforce drawn from the wider Royal Holloway academic community and excellent transport connectivity.

In addition, the town centre has undergone significant regeneration through the **£90 million Magna Square development**, delivering new retail, leisure and residential accommodation together with an enhanced public realm, further improving the working and lifestyle environment for occupiers.



Connectivity

Q-SYS House benefits from strong transport links, making it easily accessible for commuters.



Road

Q-SYS House sits close to the M25 corridor, ideal for commuters

- **M25 (Junction 13)** – 5 minutes' drive
- **Heathrow Airport** – 13 minutes' drive
- **Staines Upon Thames** – 4 minutes' drive
- **Windsor** – 16 minutes' drive
- **Reading** – 35 minutes' drive



Rail

Egham Station is approximately 1 mile from Q-SYS House (15-minute walk), providing fast and frequent services to:

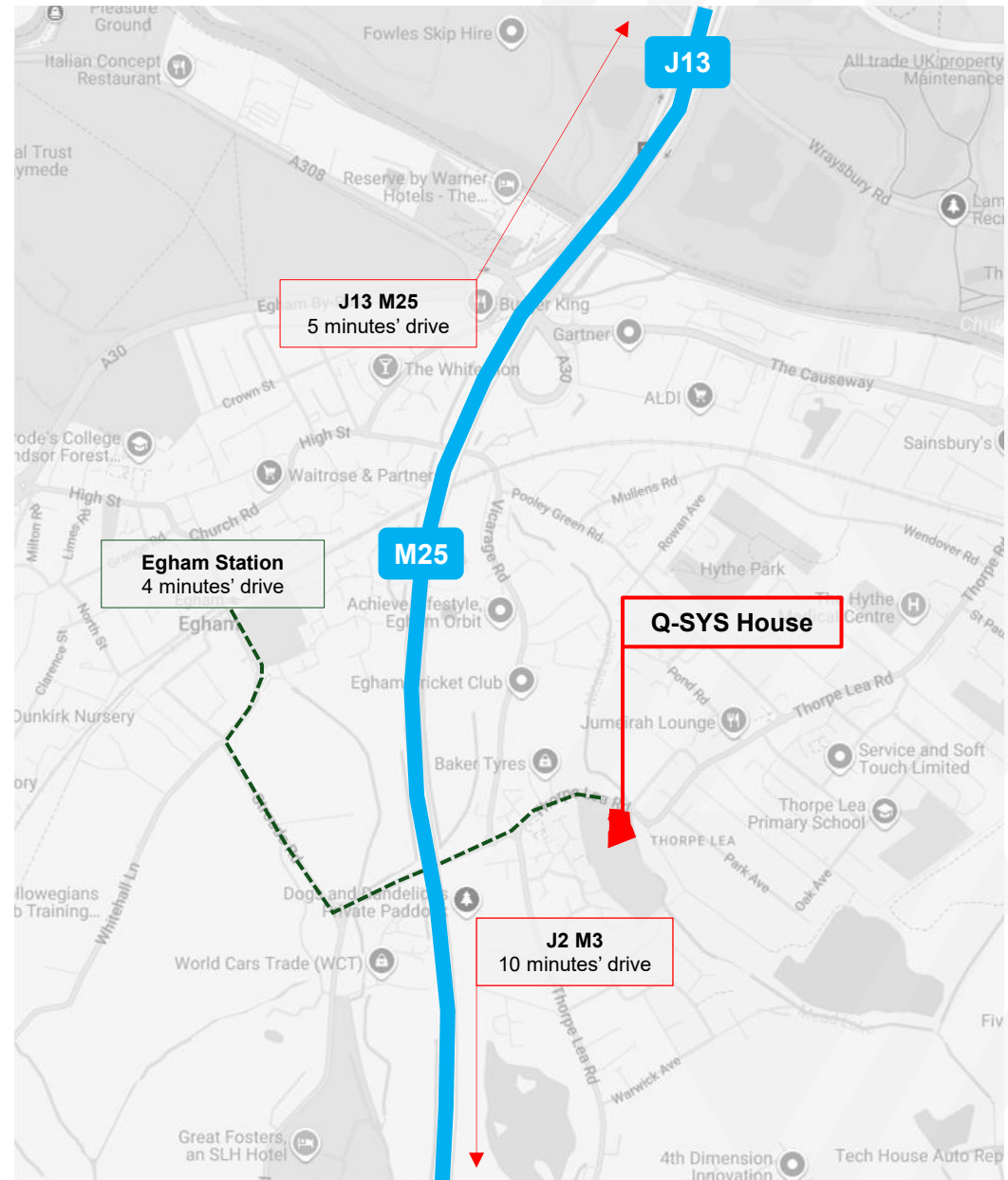
- **London Waterloo** – 41 minutes (direct)
- **Clapham Junction** – 30 minutes (direct)
- **Reading** – 44 minutes (direct)
- **Windsor** – 36 minutes (direct)



Air

- **Gatwick Airport** – 40 minutes' drive
- **Heathrow Airport** – 13 minutes' drive

Both airports provide extensive domestic and international flight options, making Egham a strategic choice for national and international businesses



Description

Q-SYS House is a **detached, self-contained office building** set within Meadlake Place, an established office campus on Thorpe Lea Road, Egham. The property comprises 10,600 sq. ft of office accommodation arranged over **ground and first floors**, together with a **full height glazed reception area**.

The building provides open plan, air-conditioned accommodation with excellent natural light from multiple elevations. The central core provides stairs, a passenger lift, together with WCs on each floor, along with secondary stairs to the side of the building. The property benefits from 50 secure car parking spaces, providing a generous parking ratio of 1:212 sq. ft. Within Meadlake Place, there is an on-site café providing a range of food and beverage refreshments throughout the day.

Specification

- VRF air-conditioning providing heating and cooling
- Flexible open plan floor plates capable of subdivision
- Suspended ceilings with modern LED lighting
- Passenger lift
- Full access raised floors
- Modern full height glazed reception
- 50 parking spaces (1:212 sq ft)
- EPC C (61)

Floor	Area (sq m)	Area (sq ft)
Reception	22	240
Ground	484	5,208
First	479	5,152
Total	985	10,600

Tenure

The Property is held on a **150 year lease** commencing 1st March 1999, providing approximately **122 years unexpired**, at a **peppercorn rent**. Title number SY686004.

An estate charge is levied by the freeholder which is recharged back to the Tenant. In the year ending 31 December 2025 the estate charge expenditure was £32,089.68.





Tenancy

Q-SYS House is solely let to QSC UK & Ireland Limited t/a Q-SYS, on a 10 year lease commencing 24th November 2022 and expiring 23rd November 2032.

The current passing rent is £266,575 per annum reflecting £25.15 per sq ft.

There are no break options included within the lease. There is an upward only open market rent review on 24th November 2027. The lease is within the security of tenure provisions of the Landlord & Tenant 1954 Act.

Covenant

QSC UK & Ireland Limited (11089443)
Experian 94/100 (Very Low Risk)



QSC UK & Ireland Limited is the UK subsidiary of QSC LLC, a US-headquartered global manufacturer of professional audio, video and control solutions for the corporate, education, entertainment and hospitality sectors, founded in 1968.

Q-SYS House houses QSC's UK Experience and Training Centre, where customers can get hands-on experience with the Q-SYS audio, video & control platform and ecosystem. It includes demo spaces for collaboration rooms, divisible spaces, lecture theatres, plus a dedicated training centre for their certification courses.

The training centre was launched in July 2023 and the Tenant invested approximately £500,000 in their fit-out.

Fiscal Year Ending	31/12/2023	31/12/2024	31/08/2025
Current Assets	£659,797	£634,828	£1,097,839
Current Liabilities	£708,730	£607,968	£953,691
Total Net Worth	£342,948	£443,445	£501,485

Guarantor

The occupational lease is guaranteed by QSC EMEA GmbH, which functions as the regional headquarters for QSC's business across the entire EMEA region, with QSC UK & Ireland Limited operating as one of the national subsidiaries under that regional umbrella



South East Office Investment Market

Q-SYS House offers investors a **high quality, single let office investment** opportunity with an established tenant who has recently **undertaken significant improvement works**, demonstrating their commitment to the building.

Given the buildings strategic positioning in very close proximity to the M25 and within a walking distance to Egham station and town centre, the property should also prove attractive to future occupiers and given the level of capex recently invested into the building by the tenant we believe they will remain in occupation for the foreseeable future.

A selection of single let office investment transactions that have occurred in the South East are outlined below.



51 Staines Road West, Sunbury

Date: **October 2024**

Purchase Price: **£1,450,000**

NIY: **8.31%**

Cap Val (per sq ft): **£198**

Area (sq ft): **7,309**

Tenancy: **Single let**

WAULT (years): **9.0**



One Forbury Square, Reading

Date: **March 2026**

Purchase Price: **£15,000,000**

NIY: **8.05%**

Cap Val (per sq ft): **£413**

Area (sq ft): **36,362**

Tenancy: **Multi let**

WAULT (years): **6.0**



One Bell Street, Maidenhead

Date: **December 2024**

Purchase Price: **£9,250,000**

NIY: **8.98%**

Cap Val (per sq ft): **£483**

Area (sq ft): **19,156**

Tenancy: **Single let**

WAULT (years): **10.0**



Glassworks 3, Dorking

Date: **March 2026**

Purchase Price: **£2,070,000**

NIY: **8.50%**

Cap Val (per sq ft): **£292**

Area (sq ft): **7,087**

Tenancy: **Single let**

WAULT (years): **6.0**



Virginia House, Egham

Date: **September 2024**

Purchase Price: **£2,150,000**

NIY: **N/A**

Cap Val (per sq ft): **£261**

Area (sq ft): **8,223**

Tenancy: **Vacant**

WAULT (years): **N/A**

Egham Occupational Snapshot



Significant £90m regeneration, providing occupiers with an excellent range of amenity and reinforcing Egham as a key South East market



Home to a number of large corporations



Growing market rent



Significant rental discount to neighbouring West M25 commercial centres



Underpinned by an affluent working population



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Anti Money Laundering

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

VAT

We understand the property is elected for VAT. It is anticipated that the transaction will be treated as a TOGC.

Viewings

Strictly by prior appointment only with the sole agents.

Proposal

Q-SYS House	Price	£ / psf	NIY*
	£2,950,000	£278	8.49%

* assuming purchasers' costs of 6.47%

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