



Crabtree Office Village, Eversley Way, Egham TW20 8RY

**TO LET
FOR SALE**

OFFICES AVAILABLE

**2,027 - 8,041 Sq Ft
(188 - 747 Sq M)**

Crabtree Office Village, Eversley Way, Egham TW20 8RY

DESCRIPTION

The business park is comprised of 8 two storey office buildings overlooking open countryside on the outskirts of Egham. The available space is the whole of Blenheim House over ground and first floor totalling 6,014 sq ft and the ground floor of Ashmead House totalling 2,027 sq ft.

- ✓ Convenient M25 location
- ✓ Fully accessed raised floors
- ✓ Suspended ceilings
- ✓ Category II lighting
- ✓ Excellent car parking ratio 1:260 sq ft
- ✓ WCs with separate shower facilities

LOCATION

Crabtree Office Village is located between junction 11 and junction 13 of the M25. Egham is some 2 miles to the northwest, Staines 3.5 miles to the northeast and Chertsey 3.5 miles to the southeast.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Blenheim House	6,014	559
Ashmead House	2,027	188
Total	8,041	747

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

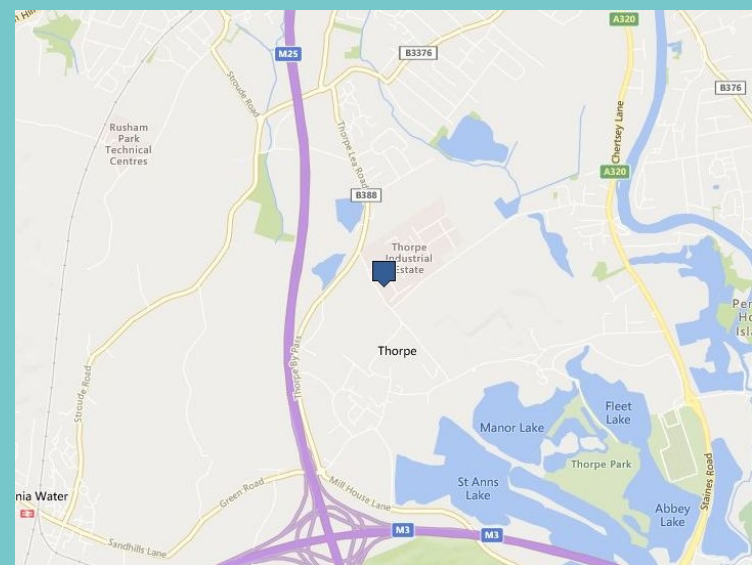
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Leasehold or Freehold (Long Leasehold) Available
Quoting Rent: £23.50 psf.
Quoting Price: £250.00 psf.

EPC TBC



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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