

# TO LET

High Quality Fitted Offices



## Egham - Office

2,223 sq ft (206.52 sq m) NIA

65 High Street, Egham, TW20 9EY

For viewing and further information contact:



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### Key Benefits

- Best in class fully fitted offices
- 600m from railway station
- Raised floors and air conditioning
- 9 parking spaces
- 2 x EV charging points
- Immediate availability

Est.1978



# 65 High Street, Egham, TW20 9EY

## Description

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

An extensive CatA+ fitout has been completed on the ground floor space, to provide fully furnished offices with open plan accommodation, a meeting room, collaborative space and breakout areas. Cat6 cabling is in place from desks to cabinet. The incoming tenant will just need to connect internet to the supply.

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.

## Location

65 High Street is located in the heart of Egham Town Centre. There is pedestrian access via High Street, with vehicular access via Hummer Road. The barrier controlled car park is adjacent to Tesco entrance.

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 10 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.

## Accommodation

Approximate net internal;

Name	sq ft	sq m	Availability
Ground	2,223	206.52	Let
<b>Total</b>	<b>2,223</b>	<b>206.52</b>	

## Terms

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

## Key Benefits

- Best in class fully fitted offices in a refurbished building
- Town centre location
- 600 metres from railway station
- Suspended ceiling and recessed lighting
- Raised floors
- Air conditioning
- 9 parking spaces
- 2 x EV charging points



## Summary

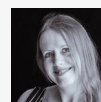
<b>Available Size</b>	2,223 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£11.72 per sq ft
<b>Service Charge</b>	£12.22 per sq ft Plus tenants electricity
<b>EPC Rating</b>	B (39)

## Viewing & Further Information



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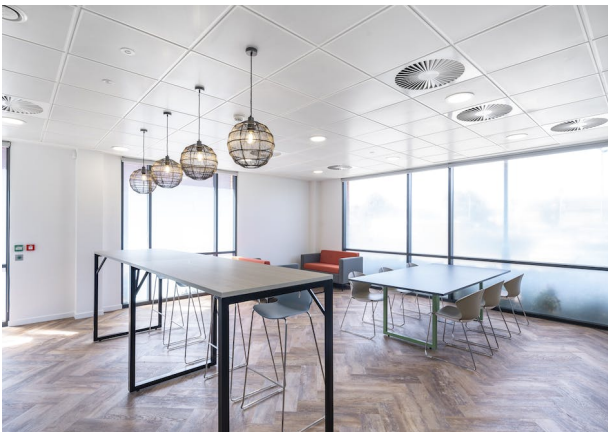
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**GROUND FLOOR PLAN**

Not to scale. For indicative purposes only.



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