



NEXUS

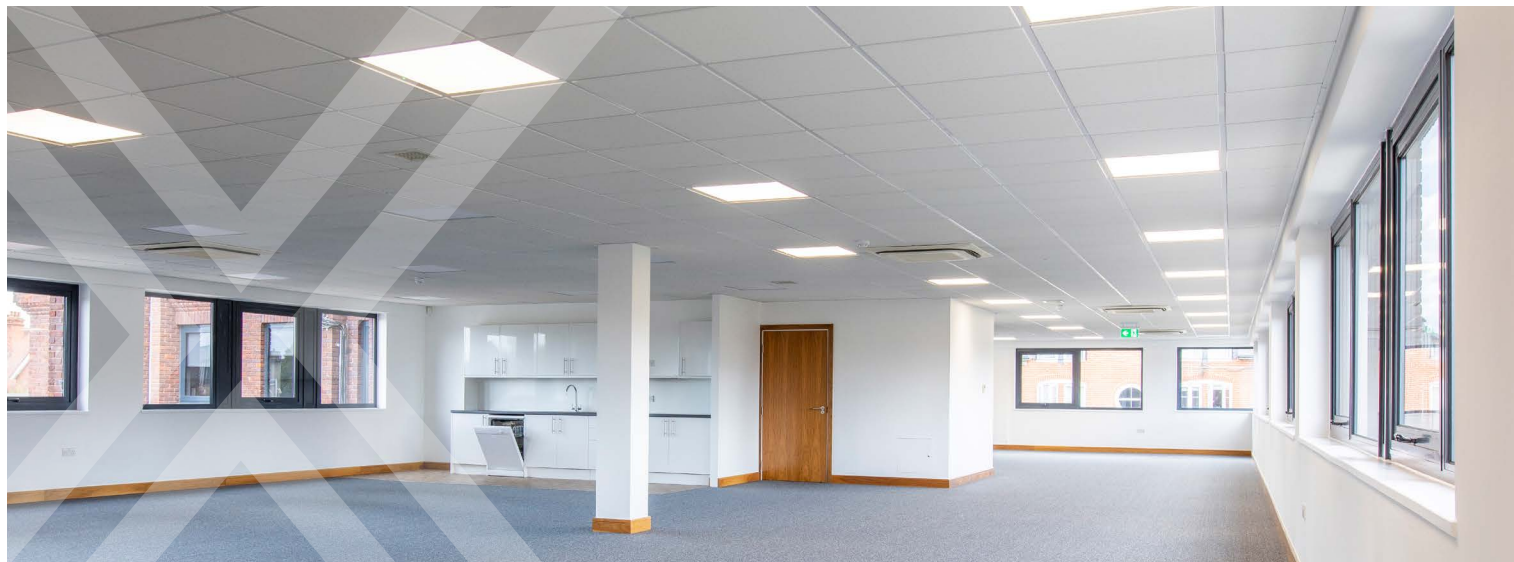
STATION ROAD, EGHAM TW20 9NT

**1,130 – 3,942 SQ FT (105–366 SQ M)
TO LET**

- ▶ High quality offices
- ▶ Adjacent to Egham Station
- ▶ On site secure parking
- ▶ Air-conditioning
- ▶ Kitchens
- ▶ Shower
- ▶ Modernised reception

GRADE A
TOWN CENTRE OFFICES





Floor	sq ft	sq m
Part First Floor	2,812	261
Part First Floor	1,130	105
First Floor Total	3,942	366



LOCATION

The building is located immediately adjacent to Egham Station on the corner of Station Road and School Lane a short walk from the amenities of Egham Town Centre. The station provides regular direct services to London Waterloo with a journey of approximately 38 mins.

DESCRIPTION

Nexus is a modern office building providing high quality office accommodation over 3 floors with on site barrier controlled car parking. The building benefits from an impressive glass entrance and a newly modernised reception area. The available suites are on the first floor and can be combined to accommodate larger requirements.

- ▶ Air-conditioning
- ▶ Raised access floors
- ▶ Modernised reception area
- ▶ Lift
- ▶ Kitchens
- ▶ Secure car parking
- ▶ EPC Rating— B48

CONTACT

For more information or to arrange a viewing contact joint sole agents



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LEASES

Available on new flexible leases direct with the landlord.
 Rent on application.

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