

80 High Street, Egham TW20 9HE



Town Centre Offices To Let

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LOCATION

The property is prominently situated in the heart of Egham town centre fronting the High Street with the large Hummer Road/Tesco car park to the rear. The town provides a variety of multiple and independent retailers along with cafes, restaurants, hotels, banks etc. including Waitrose, Tesco, Boots, Costa Coffee and Card Factory.

The town has attracted several major office occupiers including, Future Electronics, Gartner, Belron, Enterprise Rent-a-Car and Kerry Foods.

The town enjoys good communications being within 1 mile of Junction 13 of the M25 with the A30. Heathrow Airport lies approx 3 miles to the north, while Egham Railway Station provides good links to London Waterloo and Reading.

DESCRIPTION

80 High Street Egham is a mixed office and retail period building. The office space is situated to the rear of the High Street frontage and adjacent to the Hummer Road car park. The building provides modern office space with the benefit of comfort cooling, LED lighting, power and data distribution, in a mix of open plan and cellular offices including meeting rooms and kitchens.

ACCOMMODATION

The available space comprises 2 storey office accommodation which is available as a whole (4,385 sq ft) or in suites from 645 sq ft.

LEASE

The offices are available on a new lease(s) direct with the Landlord on flexible terms to be agreed.

RENT

On application. Rents are subject to VAT.

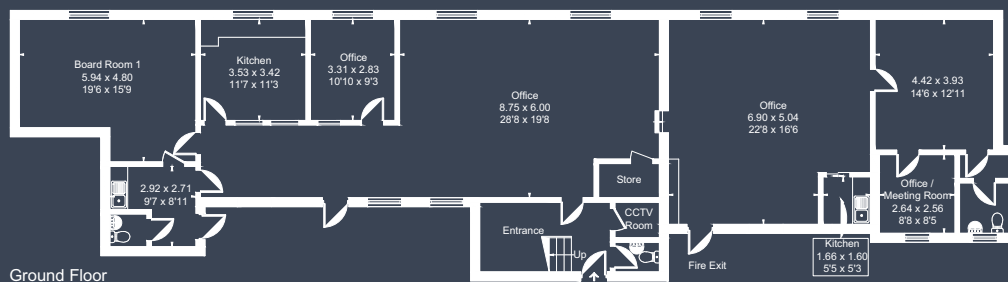
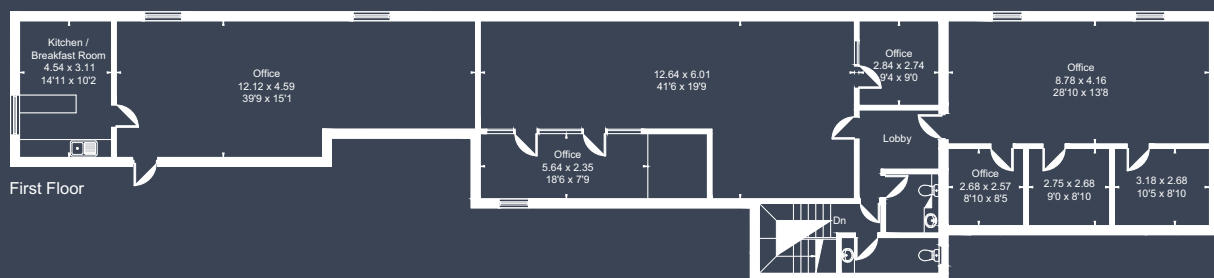
SERVICE CHARGE

The Landlord levies a service charge. Further details on application.

BUSINESS RATES

Tenants will be responsible for Business Rates. At present the property has a single assessment with rates payable equating to approximately £3.60 per sq ft. If individual suites are taken, a new assessment will be required and Small Business Rates Relief may be obtained.

645 – 4,385 sq ft (60 – 407 sq m)



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