

FOR SALE

Town Centre Office Investment with Development Potential

81-82 High Street, Egham, Surrey TW20 9HE



- FREEHOLD
- LET TO SEABOURNE LOGISTICS UNTIL 21st May 2025
- £60,000 PA INCOME
- 17 CAR PARKING SPACES
- CLASS E PLANNING USES (INCLUDING GYM, DAY NURSERY, MEDICAL)
- POTENTIAL FOR CONVERSION TO RESIDENTIAL UNDER PERMITTED DEVELOPMENT RIGHTS
- POTENTIAL FOR CONVERSION OR RE-BUILD OF ROOFSpace
- CAR PARK MAY BE SUITABLE FOR NEW BUILD (SUBJECT TO PLANNING CONSENT)

Location

81-82 High Street Egham is situated prominently fronting the High Street opposite St John the Baptist Church and set amongst a mixture of commercial and retail uses.

Egham provides a range of shops with multiples including Waitrose, Boots and Starbucks along with independent operators, Banks, Post Office etc. all of which are close to hand.

The town enjoys excellent access to the A30 and M25 at J13 both of which are less than 1 mile from the property. Egham station is a short walk away and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.



Description

The building currently provides office accommodation on 2 upper floors and a ground floor which is currently used for office space but is also suitable for retail use. To the rear of the property there is a large car park with 17 marked spaces. There is also a loft storage area.

Planning

The properties is currently used as offices but is suitable for a variety of uses under Use Class E.

The property is not listed and may be suitable for conversion to residential under Permitted Development Rights. There is no Article 4 direction. Subject to full planning consent additional opportunities include conversion or re-build of the roof top space and conversion to student accommodation. The car park area may also provide an opportunity for a new build scheme.

Accommodation

Floor	sq ft	sq m
Ground	890	82.7
First	1,010	93.8
Second	1,050	97.6
Total Net Internal Area	2,950	274
Total Gross Internal Area	3,589	333,3
Loft area (gross)	270	25.1

Tenancy

The property is let as a whole on a Full Repairing and Insuring lease for a term of 10 years from 21st May 2015 at an annual exclusive rent of £60,000. The lease has been contracted outside the Landlord and Tenant Act 1954.

Tenant

Seabourne Group Limited – The company is a leading independent Logistics Service Provider with a turnover of £56m in 2022. It employs over 450 staff with offices across the Netherlands, UK, France and South Africa. <https://uk.seabournelogistics.com/>

Amenities

- Town Centre location
- Close to Egham Station
- Comfort cooling
- Gas central heating
- Double glazing
- Passenger lift
- WC's including accessible WC
- Cycle racks
- 17 car parking spaces

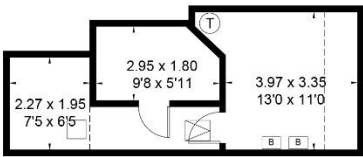


Energy Performance

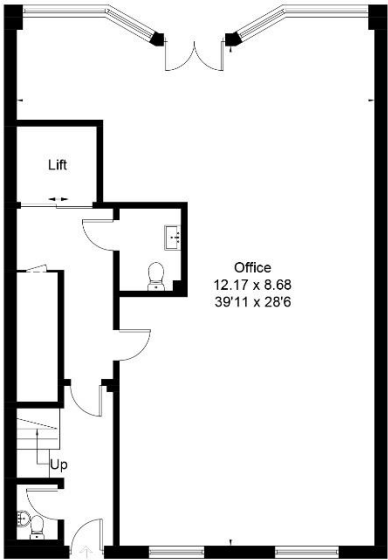
The property has an Energy Performance Rating of C 70.
[Link to EPC Certificate](#)

Floor Plans and Site Plan

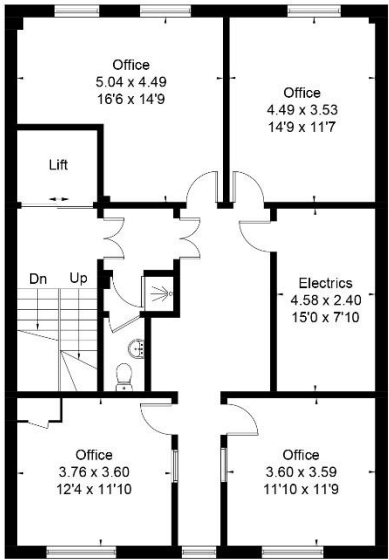
Approximate Area = 333.4 sq m / 3589 sq ft
Loft Space = 25.1 sq m / 270 sq ft
Total = 358.5 sq m / 3859 sq ft



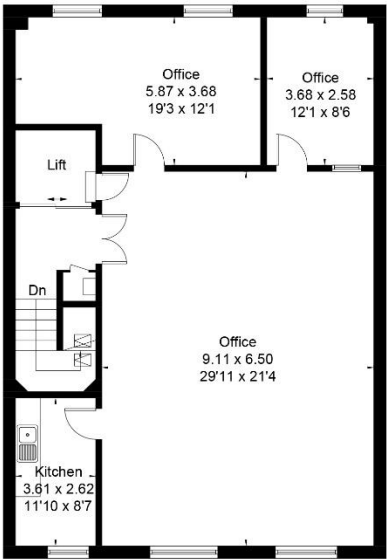
Third Floor (Loft Space)



Ground Floor



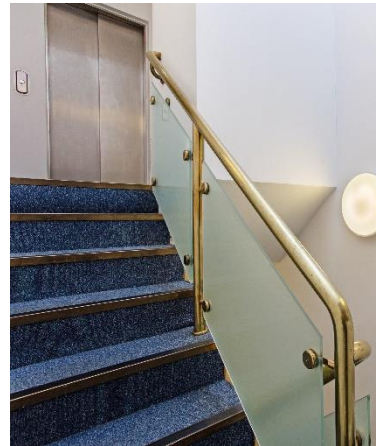
First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326467





Price

We are instructed to seek unconditional offers. Offers in excess of **£1,000,000** subject to contract.

DE SOUZA

For more information or to arrange a viewing contact sole agent:

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