



**BLAYS**  
HOUSE

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**Orbit**  
SOUTHCOAST  
020 8750 1410

**TO LET**

Blays House, Wick Road, Egham, Surrey TW20 0HJ  
Refurbished air conditioned offices in an idyllic business park environment **5,926 sq ft (551 sq m)**





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HOUSE



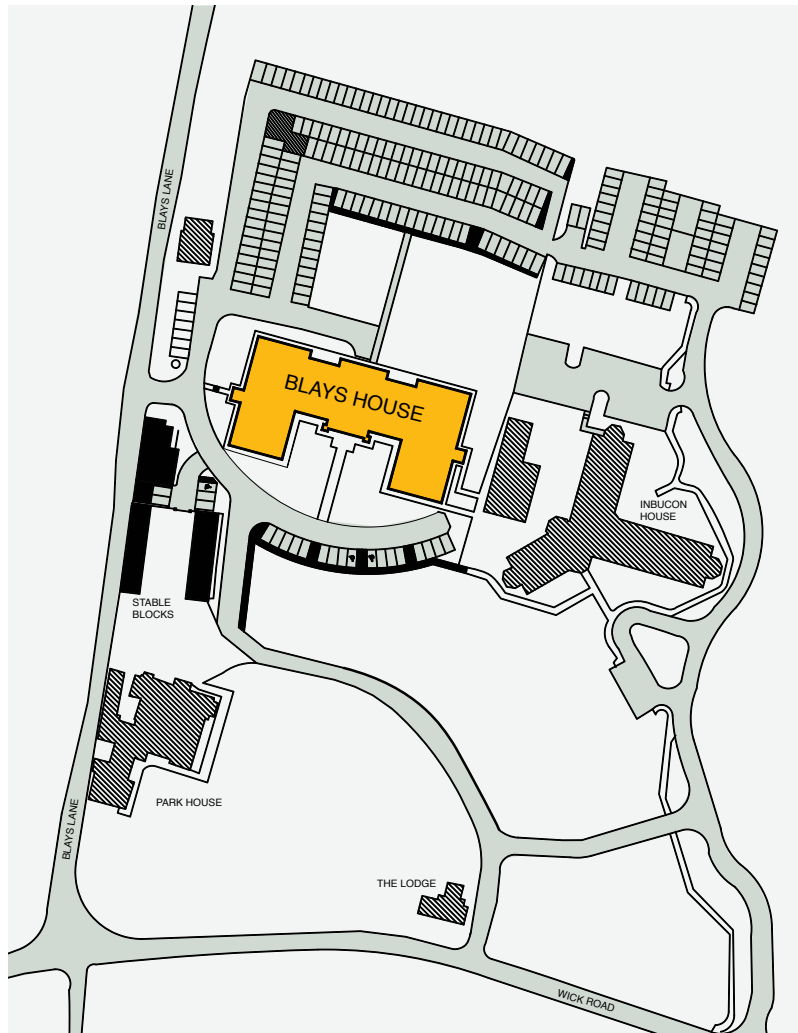
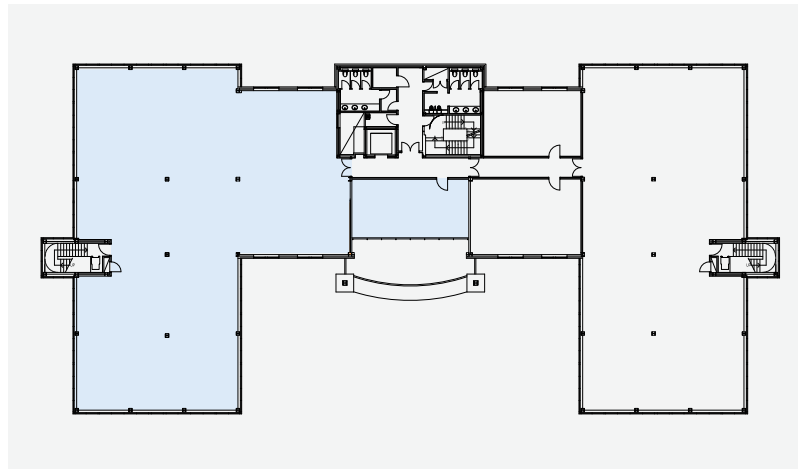
# First floor offices in parkland setting 5,926 sq ft

Blays House is set in an attractive rural setting close to the Royal Parks and within walking distance of Virginia Water and Savill Gardens.

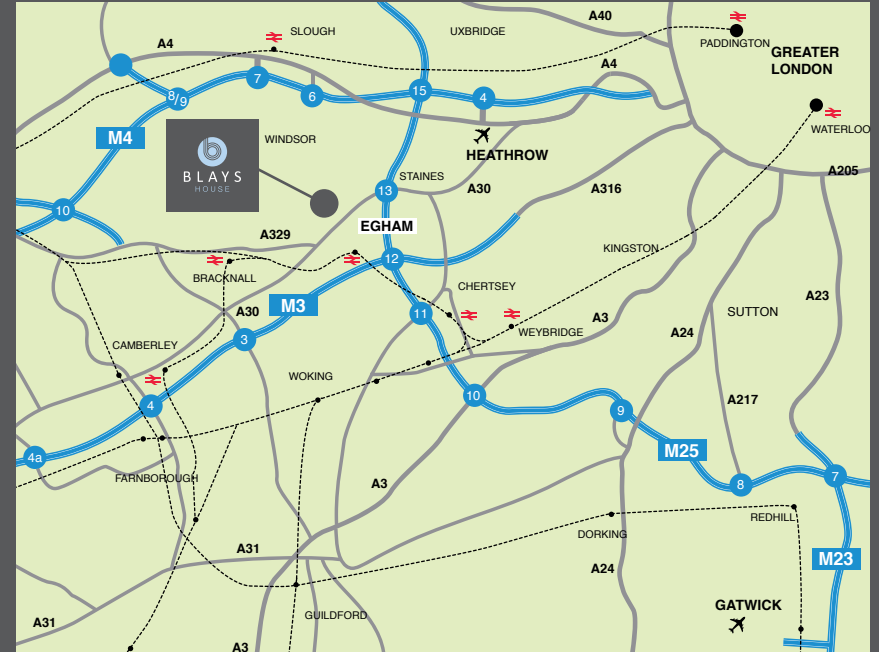
The building offers top quality office accommodation with excellent parking in a secluded environment.

The building's setting coupled with easy access to the M25 has attracted global brands such as OKI and Viatel to the estate.

- ▶ VRV air conditioning
- ▶ Fully accessible raised floors
- ▶ Suspended ceilings with recessed lighting
- ▶ Full carpeting
- ▶ A 10 person passenger lift
- ▶ Impressive entrance hall
- ▶ 27 car spaces with the available accommodation ( 1:219 sq ft )







## Location

Blays House is conveniently located only 2.5 miles from junction 13 of the M25. The estate is situated off the A30 and is approximately 2 miles from Egham where there is a regular train service to London Waterloo (40 minutes). Both Heathrow and Gatwick airports are readily accessible with Heathrow, the world's busiest international airport, being only 8 miles away.

## The surrounding area

The surrounding area benefits from a wide range of amenities including Ascot Racecourse, world renowned golf clubs including Wentworth and Sunningdale and a range of shops and restaurants in and around Egham and Staines.

Other towns include Bracknell, Camberley and historic Windsor famed for its riverside setting and landmarks including Windsor Castle and Windsor Great Park.

## Viewing and terms

Available on application to the landlord or their agent.



Paul Flannery paulf@desouza.co.uk  
DD 020 8707 3035

**Disclaimer** These particulars are believed to be correct at November 2015, but the landlord reserves the right to change the scheme in the future. However, the vendors/ lessors and agents of this property give notice that: (1) These particulars are intended for general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained within these particulars and prospective purchasers or tenants should not rely upon them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. Feb 2016.