

TO LET



65

HIGH STREET, EGHAM
SURREY TW20 9EY

**Fully refurbished self contained office building
with 51 parking spaces - 12,233 sq ft / 1,136 sq m**

65highstreetegham.com



Second Floor

DESCRIPTION

65 High Street, Egham comprises a three storey self-contained office building with a substantial car park for 51 cars.

The property has undergone a comprehensive refurbishment to include new air conditioning, new metal suspended ceilings and LED lighting, a new lift and remodelled toilets plus showers. An impressive new double height reception has been added transforming the entrance to the building.

EPC

The property has an EPC Rating of B.

KEY POINTS

Self-contained office building

Fully refurbished

8 minute walk to railway station

New metal suspended ceiling & LED lighting

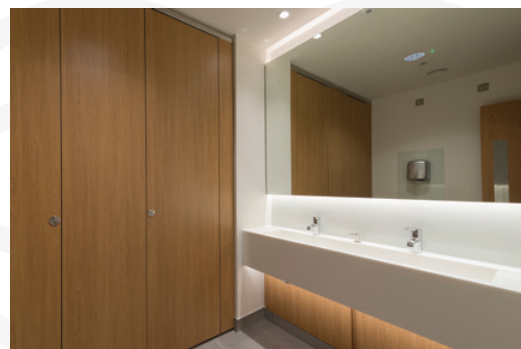
New raised floors

New air conditioning

51 secure parking spaces (1:240 sq ft)



Ground Floor





ACCOMMODATION

FLOOR	SQ FT	SQ M
Reception	389	36.13
Ground	2,223	206.56
First	4,808	446.72
Second	4,813	447.16
Total	12,233	1,136.57

(Approximate net internal floor areas)

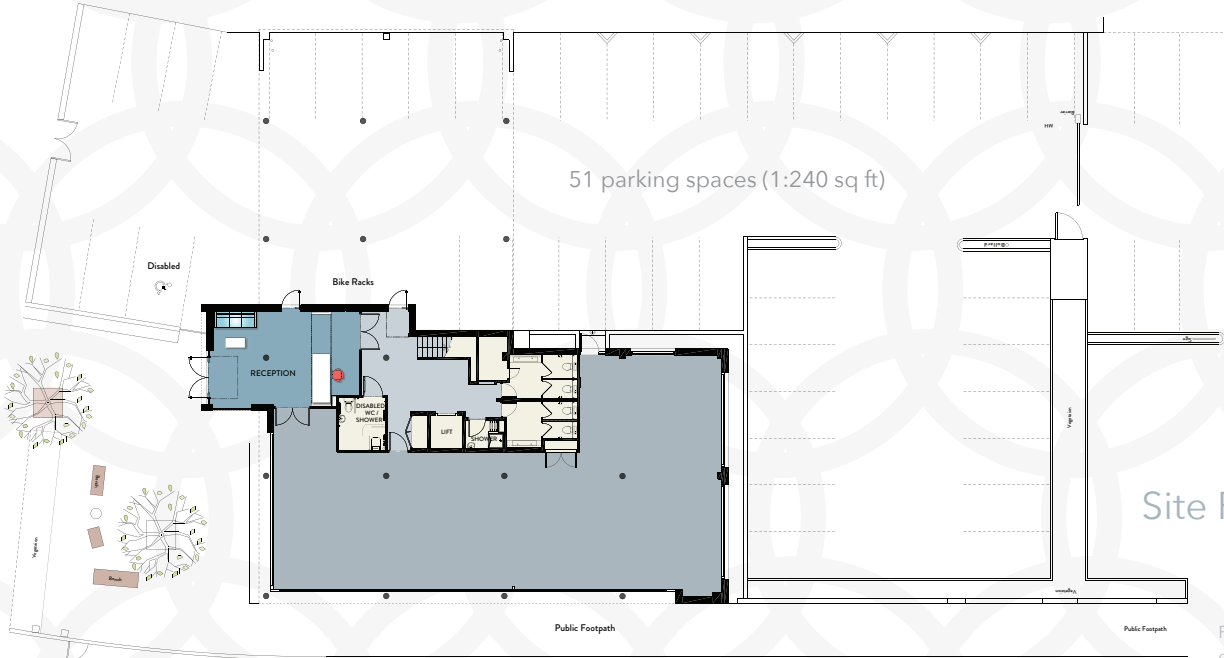
Please visit the website for additional photography, space plans and further information:

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Second Floor



51 parking spaces (1:240 sq ft)



Site Plan

Plans for illustrative purposes only. Not to scale.



Excellent road links to the M25 and the national motorway network



LOCATION

65 High Street is located in the heart of Egham town centre, adjacent to the High Street and backing onto the main town centre car park.

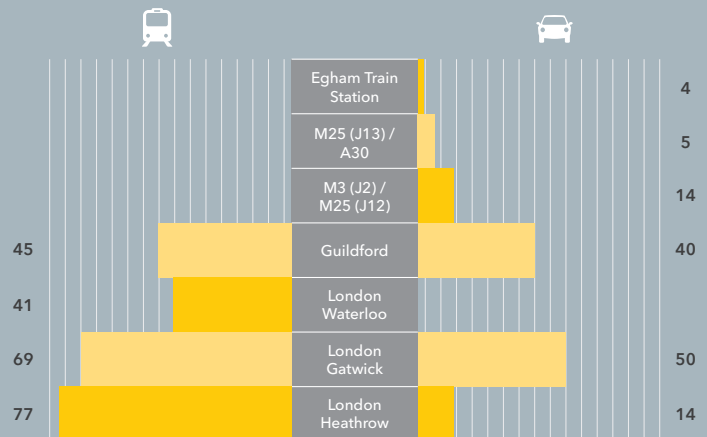
The town benefits from excellent road links, with the M25 (junction 13) located approximately four miles to the east and the A30 located approximately two miles to the west, providing connections to Central London and both Gatwick and Heathrow airports.

The property is less than 10 minutes walk from Egham mainline station which provides 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.

JOURNEY TIMES

In minutes by train and car (approximate)



Source: nationalrail.co.uk / google.co.uk/maps

TERMS

Available on a fully repairing and insuring lease for a term to be agreed either as a whole or on a floor by floor basis.

VIEWING & CONTACT

For an appointment to view or for further information please contact:

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