

Marine House

Meadlake Place, Thorpe Lea Road, Egham, Surrey TW20 8BF

NewBallerino
& Company

www.newballerino.co.uk

Refurbished open plan offices — To Let
721 sq. ft. (67 sq. m)



Key Features

- 3 car parking spaces
- Use of kitchen
- Reception and meeting room facilities
- On site café



LOCATION

Marine House is situated on Thorpe Lea Road (B3376) in Egham within the Meadlake Place Office Park. The property is approx. 1 mile from Egham Town Centre which has all local and financial amenities. Egham Train Station is approx. 1 mile distant and provides a fast and regular service to London Waterloo.

DESCRIPTION & AMENITIES

The office is situated on the ground floor of Marine House and provides excellent quality open plan air conditioned accommodation.

A full refurbishment has been carried out and the office benefits from new carpeting throughout, new vinyl ceilings and new LED lighting.

Amenities include:

- 3 car parking spaces
- Kitchen facilities
- Impressive triple height reception
- Meeting room facilities (by appointment and depending on availability)
- On site Café
- New carpeting throughout

AREAS

	Sq. Ft.	Sq. M
Ground floor	721	67
TOTAL	721	67

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

TERMS

RENT	£20,000 per annum exclusive.
LEASE	A new full repairing and insuring lease for a term to be agreed, direct from the landlord.
BUSINESS RATES	Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Elliot McNish M: 07545 803419

New Ballerino & Company

T: 01932 568844

www.newballerino.co.uk

