

Nexus, Station Road, Egham, Surrey TW20 9NT



GRADE A TOWN CENTRE OFFICES **TO LET**

2,812 sq ft (261 sq m)

- First Floor Suite to be refurbished
- Adjacent to Egham Station
- On site secure parking
- Air-conditioning
- Kitchen
- Shower

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

Location

The building is located immediately adjacent to Egham Station on the corner of Station Road and School Lane a short walk from the amenities of Egham Town Centre. The station provides regular direct services to London Waterloo with a journey of approximately 38 mins.

Description

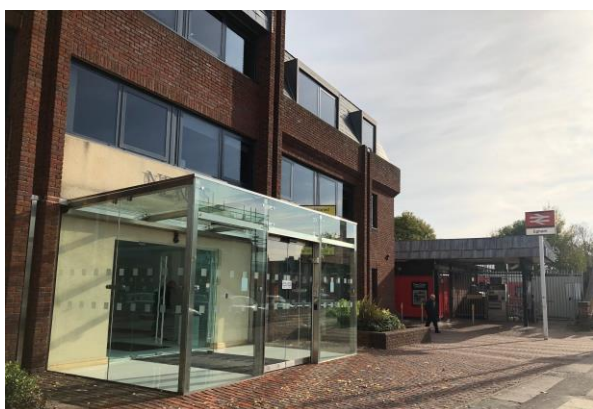
Nexus is a modern office building providing accommodation over 3 floors with an impressive entrance/reception area and on site car parking with a security barrier. The available suite is on the first floor and benefits from VRV air-conditioning, raised access floors, a kitchen area and shower.

Availability

Part First Floor	227.1 sq m	2,812 sq ft
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Amenities

- **Grade A Town Centre Offices**
- **First Floor Suite**
- **VRV air-conditioning**
- **Kitchen/breakout area**
- **Shower**
- **Secure car parking for 6 cars**
- **Impressive building entrance and reception**
- **EPC Rating– B**



Lease

Available on a new lease direct with the landlord for a term to be agreed.

Rent on application.

Contact

For more information or to arrange a viewing contact joint sole agents:-

De Souza

Paul Flannery
020 8707 3035
07946 422920
paulf@desouza.co.uk

Vail Williams

Elliot McNish
01483 446800
07545 803419
emcnish@vailwilliams.com