

FUTUREHOUSE EGHAM

A CLEAR AND PRESENT OPPORTUNITY



9,000 – 18,378 SQ FT (836 – 1,707 SQ M) **TO LET**



FUTURE HOUSE IS A LANDMARK HQ OFFICE BUILDING FRONTING THE M25 AT JUNCTION 13. THIS HIGHLY SPECIFIED BUILDING BENEFITS FROM A STUNNING RECEPTION AND AN ATRIUM THAT WILL PROVIDE ANY OCCUPIER WITH AN UNRIVALLED CORPORATE IMAGE.



COMMUNICATIONS

Prominence and accessibility are often key in determining an occupier's choice. Future House provides this and more with a combination of prominence from the motorway and unrivalled access to Heathrow Airport and the national motorway network.

Future House is a landmark building which overlooks the M25 and is accessed off The Glanty roundabout.

This established office location is just a short distance from Egham and Staines upon Thames town centres with direct access to Junction 13 of the M25.

BY RAIL

AVERAGE JOURNEY

London Waterloo > Staines	40 minutes
Gatwick > Staines	74 minutes
Guildford > Staines	83 minutes
London Waterloo > Egham	48 minutes
Gatwick > Egham	82 minutes
Guildford > Egham	78 minutes

source: Rail Track

BY ROAD

MILES

M25 Junction 13	1.5
M3 Junction 2	4.5
M4 Junction	5.0
Heathrow Airport	9.0
Central London	20.0

source: Auto-route plus

BUS SERVICE

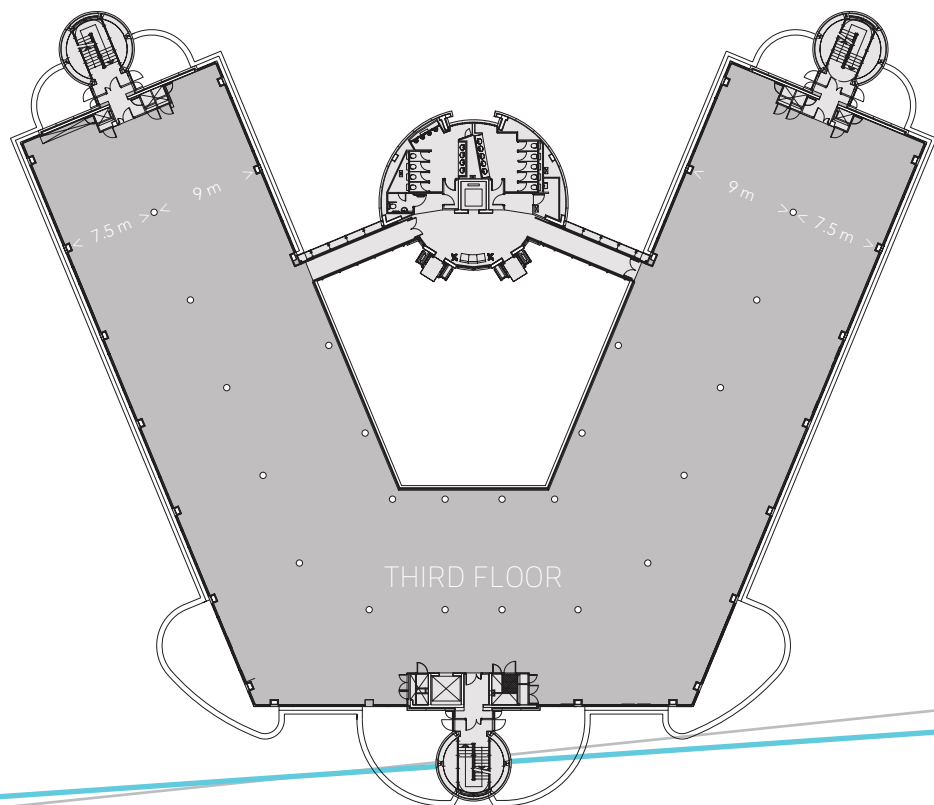
Two services are available from the Sainsbury's store just 5 minutes walking distance. Services to and from Egham train station and Staines bus station running every 7 minutes, with a 6 minute journey time.





Third Floor 18,378 sq ft (1,707 sq m)

Approximate NIA areas in accordance with the
RICS Code of Measuring Practice (6th edition)



- FOUR PIPE FAN COIL AIR-CONDITIONING
- FULLY ACCESSIBLE RAISED ACCESS FLOORS
- 2.77M FLOOR-TO-CEILING HEIGHT
- SUSPENDED CEILINGS
- EXCELLENT PARKING RATIO OF 1:250 (73 SPACES)
- STRUCTURAL GRID: 7.5M X 9M AND 7.5M X 7.5M
- EPC D: 89



< M3

^ EGHAM TRAIN STATION

FUTUREHOUSE EGHAM

Sat Nav Postcode: TW20 9DW



M25

EGHAM TOWN CENTRE

B388

A30 EGHAM BY-PASS

A308

< STAINES TOWN CENTRE

THE GLANTY

M25

THE CAUSEWAY

RUNNYMEDE ON THAMES
HOTEL & SPA

M25 J13 /
v M4 HEATHROW

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www.future-egham.co.uk