

Nexus

Station Road, Egham,  
Surrey, TW20 9NT



**Grade A Town Centre  
Offices**

To let

2,812 sq ft (261 sq m) NIA





## Description:

- A self-contained office building arranged over ground and two upper floors. The available space comprising part of the first floor.
- The space has been redecorated and provides mainly open plan accommodation with the benefit of 4 partitioned meeting rooms.
- Previous tenants fitted space available.

## Key Features:

- Secure car parking for 6 cars
- VRV air conditioning system
- Kitchenette / breakout area
- Shower / wet room.
- Fitted space available
- Suspended ceilings with LG7 lighting
- Full access raised floors
- Male, female and disabled WC's
- Impressive building reception and entrance
- Fully DDA compliant
- EPC rating 'B'

## Schedule of areas:

Description	ft <sup>2</sup>	m <sup>2</sup>
Part First Floor	2,812	261



# Location



## Location:

- Nexus is prominently situated immediately adjacent to Egham train station.
- The property enjoys excellent access to the Egham bypass and is only a short walk from all the amenities on Egham's pedestrian High Street.
- Junction 13 M25 is approximately 1 mile north-west and Heathrow is just 5 miles

## Terms

The premises are available on a new full repairing and insuring lease direct from the landlord for a term to be agreed at a rent of £30.00 per sq. ft. The rents are quoted exclusive of utilities, business rates, VAT and insurance premium.

## Business rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value of the property is as follows:-

**RV: £58,500**

However, we would advise an interested party to confirm the accuracy of this information.

## EPC rating

Energy Performance Rating: B-48

Certificate Reference No: 9986-3044-0395-0800-8791

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Viewing

Strictly by appointment through the sole agents below.

## Contacts

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### Subject to Contract

**Date:** April 2019

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