

Location

The property is located in a prominent central position fronting the pedestrianised section of the High Street, set amongst a mixture of retail and commercial uses, close to all amenities, banks, shops, cafés etc. The town has attracted several major office occupiers including Procter & Gamble, Belron, Fujitsu and Spectris. The Royal Holloway, University of London close by has attracted several embryonic research companies.

Access is excellent with J13 of the M25 and the A30 serving the town. Egham Station provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north

Description

The property comprises part of the listed White House development comprising five retail units and modern office accommodation above. The offices retain the character of the listed facade to the High Street whilst having been refurbished to a modern standard. The accommodation is accessed directly from the High Street, into an entrance lobby/reception area with listed features. The accommodation is predominantly open plan although a meeting room/directors' office is provided within. The accommodation benefits from good natural light with windows on two elevations.

The offices have the benefit of suspended ceilings incorporating recessed lighting, three compartment trunking, carpeting and a tea station.

Shared male and female WC accommodation is provided in the core area.

The White House development has the benefit of a large private car park accessed from Hummer Road. Spaces will be allocated to the suite by arrangement.

The suite can be let on a semi managed basis with furniture, phones and computers available to suit individual requirements if required.

Accommodation

Offices 950 sq ft

Terms

The property is available to let on flexible terms by arrangement. Terms upon application.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

Value Added Tax

VAT will be payable at the prevailing rate.

Rateable Value

Rateable value TBA. 2012/13 poundage £0.45.8

Viewing

Strictly by prior appointment through sole agents:-
Butters Associates
80 High Street
EGHAM TW20 9HE

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