

Ashmead House

Crabtree Office Village, Egham, Surrey TW20 8RY

NewBallerino
& Company

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Refurbished air conditioned ground floor offices —To Let
2,027 sq. ft. (188 sq. m)



Key Features

- Newly Refurbished
- Air conditioned
- Ground floor offices
- On-site Showers



LOCATION

Crabtree Office Village is located between junction 11 and junction 13 of the M25. Egham is some 2 miles to the northwest, Staines 3.5 miles to the northeast and Chertsey 3.5 miles to the southeast. Each of the towns offer excellent amenities.

Heathrow airport is approximately 20 minutes drive away.
SAT NAV TW20 8RY

DESCRIPTION & AMENITIES

Ashmead House comprises a 2 storey office building with adjacent parking. The available accommodation comprises the entire ground floor which are accessed through a side and front door. The accommodation has undergone a refurbishment programme to provide open plan offices. Amenities include;

- Air conditioning/heating throughout
- New suspended ceilings with LED lighting
- New carpet
- Refurbished toilets including a shower
- Raised Floors
- 8 car parking spaces

AREAS

	Sq.ft.	Sq. m
Ground Floor	2,027	188
TOTAL	2,027	188

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	£24.00 PSF
LEASE	A new fully repairing and insuring lease is available on terms to be agreed.
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:

Steve New M:07874 902123
Elliot McNish M: 07545 803419

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