Ashmead House

Crabtree Office Village, Egham, Surrey TW20 8RY

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

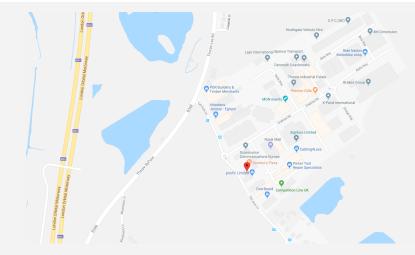


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Key Features

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





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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

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

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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

New Ballerino & Company

T: 01932 568844 www.newballerino.co.uk





Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are quoted are approximate. Financial Act 1989. Unless otherwise stated, all parties must satisfy themselves independently as the incidence of VAT in respect of any transaction.

TERMS



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