



**BLENHEIM HOUSE, CRABTREE OFFICE VILLAGE, EGHAM,
TW20 8RY**

OFFICE FOR SALE

6,036 SQ FT (560.76 SQ M)



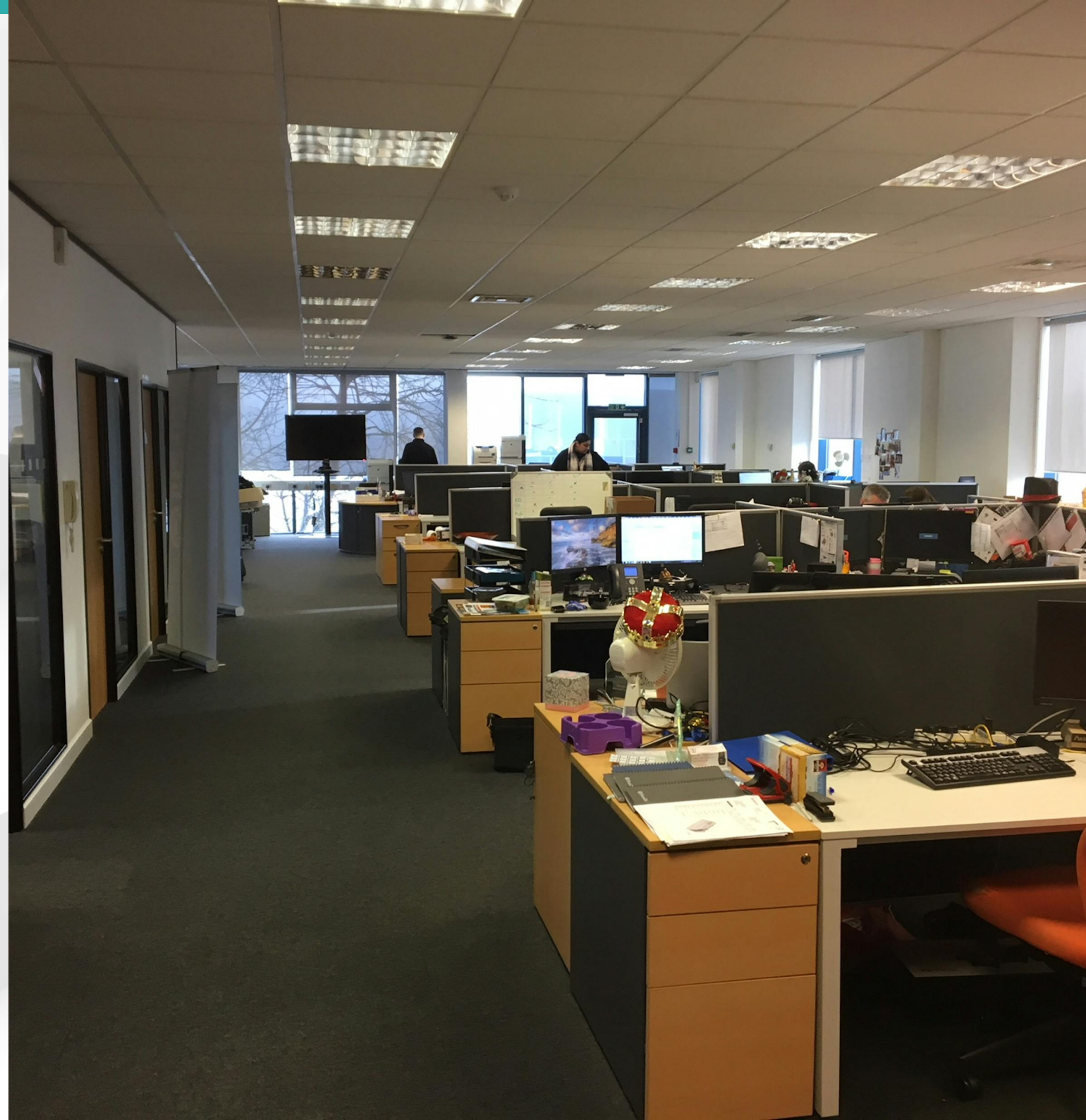
**Vail
Williams**

Summary

Modern Self Contained Office building For Sale

Available Size	6,036 sq ft
Price	£1,150,000.00 Freehold Price
Rates Payable	£7.12 per sq ft Based on 2023 valuation
Rateable Value	£88,500
Service Charge	N/A
EPC Rating	Upon enquiry

- Rare Freehold office opportunity
- Offers in excess of £1.15m
- Available with Vacant Possession
- Convenient M25 Location and close proximity to Heathrow Airport
- 20 car parking spaces (1:303 sq. ft.)
- Suspended ceilings with CAT2 lighting
- WCs with Shower facilities
- Alternative uses subject to planning



Location



**Blenheim House, Crabtree
Office Village, Thorpe, Egham,
TW20 8RY**

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.





Further Details

Description

Blenheim House comprises a 2-storey self-contained office building with adjacent parking. The available accommodation is situated over ground and first floors. The current ground floor configuration provides break out space and 4 meeting /conference rooms, with the first floor configuration providing mainly open plan space with a some private offices. Property suitable for alternative uses such as D2, subject to change of use.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	2,996	278.34	For Sale / To Let	Available
1st	3,079	286.05	For Sale / To Let	Available
Total	6,075	564.39		

Specification

Key Features:

Suspended ceilings with CAT2 lighting

Carpeting throughout

Separate toilets including 2 showers

Raised floors

20 car parking spaces (1:303 sq. ft.)





Enquiries & Viewings



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