



LAXTON HOUSE, CRABTREE OFFICE VILLAGE, EGHAM, TW20 8RY

INVESTMENT / OFFICE FOR SALE

5,043 SQ FT (468.51 SQ M)



Summary

Modern Office Investment For Sale

Available Size	5,043 sq ft
Price	Offers in excess of £1,225,000
Rates Payable	£8.84 per sq ft
Service Charge	TBC
EPC Rating	D (91)

- Rare part vacant and part income producing opportunity
- Offers in excess of £1.225m
- 1st Floor occupied by Lodige with the lease expiring in December 2024
- Convenient M25 Location as well as close proximity Heathrow Airport
- 16 car parking spaces (1:303 sq.ft)
- Alternative uses subject to planning



Location



**Laxton 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 offers excellent amenities. Heathrow airport is approximately 20 minutes drive away. SAT NAV TW20 8RY





Further Details

Description

Laxton House comprises a 2 storey office building with adjacent parking.

The ground floor space is currently vacant and measures 2,453 sq.ft while the first-floor space of 2,590 sq.ft is let to Lodige. This lease is inside of the Landlord and Tenant Act 1954 and expires in December 2024 with a current passing rent of £16.99 psf.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Vacant	2,453	227.89	Available
1st - Let to Lodige	2,590	240.62	Available

Specification

Key Features:

Air conditioning / heating throughout

Suspended ceilings with LED lights

Carpeting throughout

Separate toilets including 2 showers

Raised floors

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





Enquiries & Viewings



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