



**ASHMEAD HOUSE, CRABTREE VILLAGE, EGHAM, TW20  
8RY**

**OFFICE FOR SALE**

**4,231 SQ FT (393.07 SQ M)**



**Vail  
Williams**

# Summary

Two-storey office building with refurbished air-conditioned ground floor offices —For Sale

Available Size	4,231 sq ft
Price	£1,025,000
Rates Payable	£8.84 per sq ft
Service Charge	N/A
EPC Rating	C (73)

- Rare Office freehold opportunity
- Offers in excess of £1.025m
- Convenient M25 location
- Excellent parking ratio 1:260 sq ft (16 spaces)
- New suspended ceilings with LED lighting
- Refurbished toilets including a shower
- Air conditioning/heating
- New carpet, raised floors



# Location



**Ashmead House Crabtree  
Village, Eversley Way, 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. SAT NAV TW20 8RY





# Further Details

## Description

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

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	2,056	191.01	To let	Available
1st	2,175	202.06	To let	Available
<b>Total</b>	<b>4,231</b>	<b>393.07</b>		

## Terms

Freehold (Long Leasehold) available.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Anti- Money Laundering Checks

To comply with Anti Money Laundering regulations, we will administrate the collection of two forms of Identification to undertake ID checks for all purchasers and tenants where legislations requires us to do so.

## VAT

All prices quoted exclusive of VAT.







## Enquiries & Viewings



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