

**EGHAM**

**Marchamont House, 116  
High Street, TW20 9HB**



## **OFFICE TO LET / FOR SALE**

**3,715 SQ FT**

- Attractive period building on a site of 0.17 acres/0.06 hectares
- Of interest to owner occupiers, investors, or for alternative uses (STPP)
- Situated in a prominent position on High Street, Egham
- Offers invited in the region of £1 million
- Existing income producing multi tenanted offices
- Landscape walled gardens to the rear of the property
- Onsite gated private off street parking
- Grade II listed

**Attractive period office building - Freehold For Sale / To Let**



## Summary

<b>Available Size</b>	3,715 sq ft
<b>Price</b>	Offers in the region of £1,000,000
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

Available for the first time in over 20 years, Marchamont House is an attractive listed period building of 3,715 sq. ft. on a site of 0.17 acres/0.06 hectares. Built in 1876, the space is set over ground and first floors, with basement storage and an additional garden annexe/cottage, all set within a landscaped garden. The property also benefits from a private off street parking area to the rear of the property which is accessed via Marchamont Close. Marchamont House is currently an income providing multi-tenanted office building. Further details available upon request.

Available Suites To Let -

Ground - 252 sq ft

1st - Suite 6 - 234 sq ft

1st - Suite 8 - 224 sq ft

1st - Suite 9 - 215 sq ft

## Location

Marchamont House is situated on High Street, Egham, a few minutes walk from the town centre. The property is just off the Runnymede Roundabout and a few minutes drive from the M25 Junction 13 and the A30. The property is mainly surrounded by residential properties.

## Accommodation

Marchamont House is made up of the following. Floor plans are available upon request.

Name	sq ft	sq m	Availability
1st	1,729	160.63	Available
Ground	1,734	161.09	Available
Ground - Annexe	252	23.41	Available
<b>Total</b>	<b>3,715</b>	<b>345.13</b>	

## Viewings

Viewings to be arranged strictly through sole selling agents. Please contact us to arrange an inspection.

## Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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



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