

# EGHAM

Virginia House, TW20 9LB



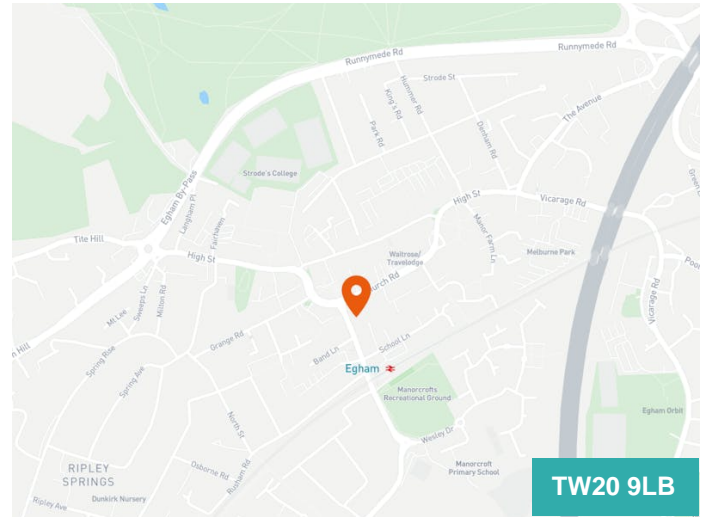
## OFFICE TO LET / FOR SALE

**8,223 SQ FT**

- All offers to be submitted by 28th February 2024
- Well positioned office providing 8,223 sq ft situated over four floors
- Situated on a site of 0.18 acre
- Rear car park providing 22 spaces
- Residential development opportunity (STPP)
- Located in the affluent commuter town of Egham
- Less than a 2 minute walk to Egham Train Station
- Freehold available with vacant possession

**Potential residential or alternative use opportunity subject to usual consents. Alternatively, refurbishment and repositioning.**

[vailwilliams.com](http://vailwilliams.com)



## Summary

<b>Available Size</b>	8,223 sq ft
<b>Price</b>	Price on Application
<b>Rates Payable</b>	£10.90 per sq ft
<b>Rateable Value</b>	£175,000
<b>EPC Rating</b>	B (44)

## Description

35-51 Station Road, Egham is a self-contained air conditioned office building with close proximity to both the town centre and the mainline railway station. The building is detached on a site of approximately 0.18 acres, fronting Station Road. The property benefits from a private car park with 22 spaces to rear which is accessed via Nicholson Walk.

Internally, the specification includes CAT6 cabling, air conditioning, suspended ceilings, raised floors and double glazing. The three upper floors are currently laid out with a mix of open plan and cellular offices, with two of the floors benefiting from a small kitchen.

## Location

The town has excellent road links, with the M25 (J13) located approximately 3 miles to the East and the A30 located approximately half a mile to the West, providing connections to Central London and both Gatwick and Heathrow Airports. Egham benefits from a Waitrose supermarket, together with a Travelodge. Egham Orbit, a leisure centre with a 25m eight lane swimming pool, gym, spa, sports arena and studio is under a mile away. Egham is also close to the scenic towns of Chertsey, Weybridge and Virginia Water - all home to great restaurants, pubs and shops.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	453	42.09	Available
1st	2,714	252.14	Available
2nd	2,658	246.94	Available
3rd	2,398	222.78	Available
<b>Total</b>	<b>8,223</b>	<b>763.95</b>	

## Viewings

Strictly through the sole agents listed below

## 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.



**Natalie Furtado**  
07584034875  
nfurtado@vailwilliams.com



**Charlie Nicholson**  
07769 675680  
cnicholson@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 18/03/2024





