

MONARCH HOUSE CRABTREE OFFICE VILLAGE EGHAM TW20 8RY



**OFFICE (CLASS E) PREMISES TO LET IN EGHAM
FULLY FITTED, CONTEMPORARY SPACE
2,353 SQ. FT. (218.60 SQ M)**

**TO LET
(INCENTIVES AVAILABLE)**

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Location:

The premises are located in Egham, Surrey in the south-east England. The office is excellently positioned within London's commuter belt, and is 1.8 miles south of the M25, Junction 13. Monarch House is situated within the Crabtree Office Village, a modern purpose-built campus estate.

Description:

The offices are arranged over ground floor only and comprise a two-storey office block. The unit is self-contained and is full fitted to a high contemporary standard. The offices benefit from an atrium entrance, secondary double doors for loading purposes, a kitchen, Cat 6 floor wired, 1 gig speed BT and Virgin lease lines.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	2,353 sq. ft. – 218.60 sq. m.
Total	2,353 sq. ft. – 218.60 sq. m.
Parking	10 demised spaces

User:

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rates and Service Charge:

Rates payable are approx. £5.50 psf, and the service charge is approx. £7.50 psf.

EPC:

The property has an EPC rating of 81 (D), and a copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT

We do not believe that VAT is applicable, however this will be confirmed.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent:

£49,400 per annum, exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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