

EGHAM 

 **Vail
Williams**


Blenheim House, TW20 8RY



OFFICE TO LET / FOR SALE

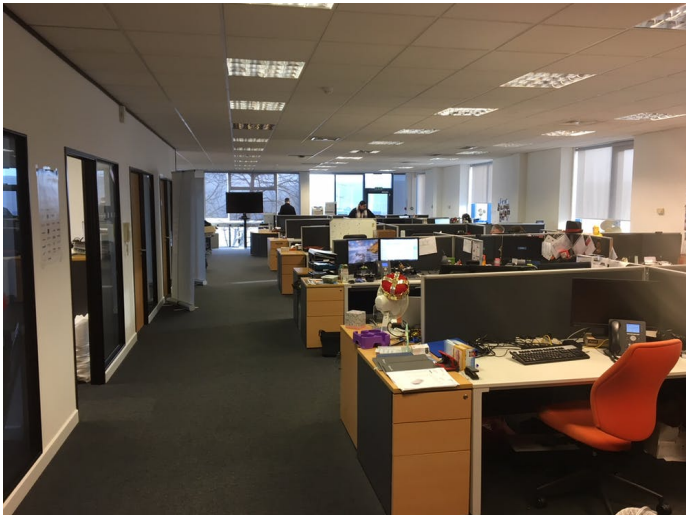
6,075 SQ FT



- Air conditioning / heating throughout
- Suspended ceilings with CAT2 lighting
- 20 car parking spaces (1:303 sq. ft.)
- New key point.. 

Modern Self Contained Air Conditioned Offices For Sale/To Let

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Summary

Available Size	6,075 sq ft
Rent	£20 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

Blenheim House comprises a 2-storey self-contained office building with adjacent parking. The available accommodation is situated over ground and first floors. The current ground floor configuration provides break out space and 4 meeting /conference rooms, with the first floor configuration providing mainly open plan space with a some private offices. Property suitable for alternative uses such as D2, subject to change of use.

Location

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 excel-lent amenities. Heathrow airport is approximately 20 minutes drive away.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground	2,996	278.34	To let / For sale	Available
1st	3,079	286.05	To let / For sale	Available
Total	6,075	564.39		

Specification

Key Features:

- Air conditioning / heating throughout
- Suspended ceilings with CAT2 lighting
- Carpeting throughout
- Separate toilets including 2 showers
- Raised floors
- 20 car parking spaces (1:303 sq. ft.)



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