



Price/premium £2,500,000

Size 14,210 Square feet

Ref #3394

Address

Address: Baronsmede, 20 The Avenue

Postcode: TW20 9AB

Town: Egham

Area: Surrey

Location

Adjacent to the A30/ M25, the building is situated within walking distance of Egham Station (Waterloo) and the town centre with its good range of shops, cafe's and restaurants. Access to the motorway network is excellent with J14 (Heathrow) of the M25 being just one junction away. The area is well served with recreational facilities and green spaces.

Description

Freehold for sale- Offers in excess of £2,500,000. Vacant possession on completion. We understand the property is elected for VAT.

An opportunity to acquire this fabulous headquarters building with an imposing frontage and very generous parking (66 undercroft spaces).

The Grade A space is arranged over three floors and lift serviced, with other features including;

Raised floors.

PIR sensitive lighting.

Variable volume air conditioning.

Suspended ceilings.

Under floor heated paved car park access to prevent ice.

Covered bicycle area.

Approximate GIA floor areas are - Ground floor 5,822 sq ft- First floor 5,607 sq ft- Second floor 2,780 sq ft (excluding roof void accessed via external staircase), Basement- 215 sq ft.
TOTAL 14,210 sq ft.

Please see floor plans tabs for illustration purposes only- not to scale.

The building may also suit a variety of other uses subject to any necessary consents.

EPC band B.

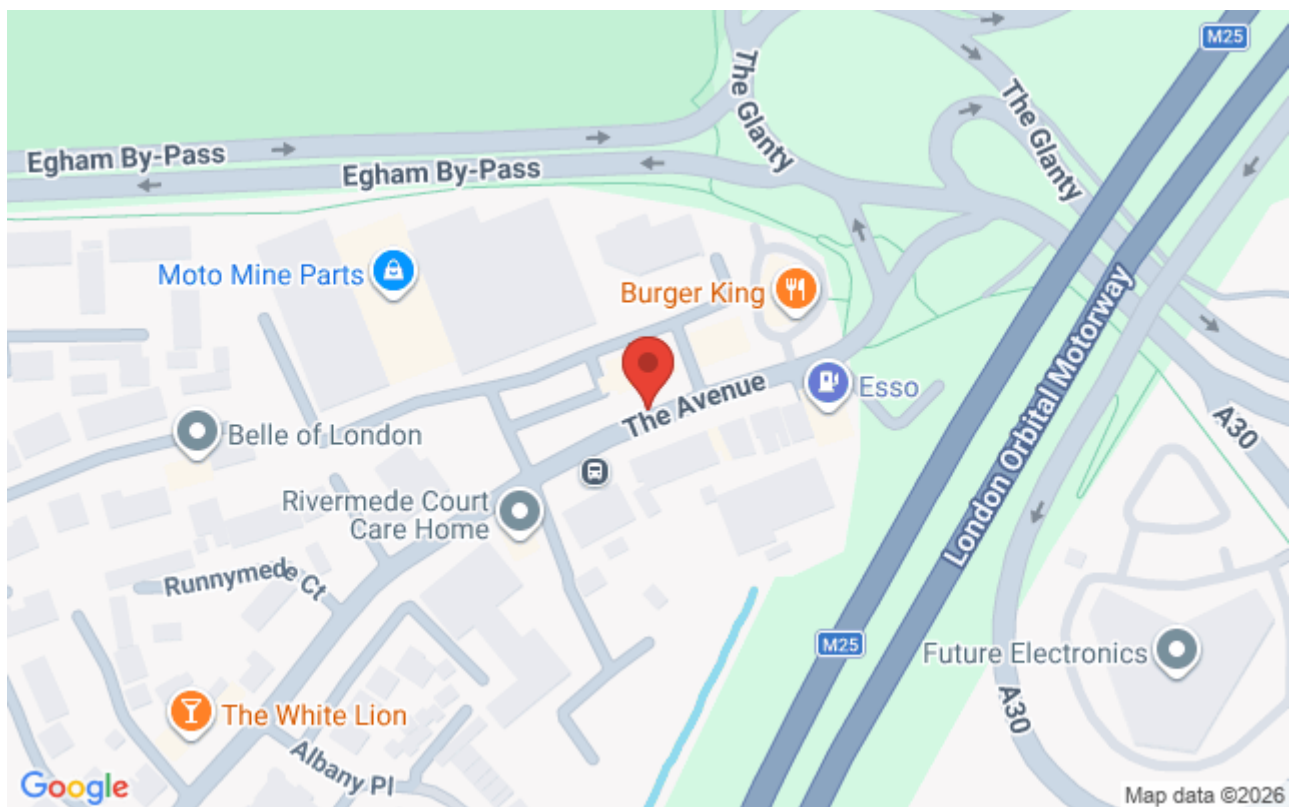
General Information

Tenure:	Freehold
Price/premium:	£2,500,000
Legal fees:	Each party to bear their own
Rateable value:	£302,500, payable at the prevailing rate.

Features

- ✓ 24/7 access
- ✓ Air Conditioning
- ✓ Available immediately
- ✓ Beautifully presented throughout
- ✓ Car park
- ✓ Close to motorway
- ✓ Close to railway station
- ✓ Freehold
- ✓ Lift service
- ✓ Open plan
- ✓ Plenty of natural light
- ✓ Suspended ceilings
- ✓ Vacant possession

Property Map



Important notice

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