



Owen
Isherwood
CHARTERED SURVEYORS

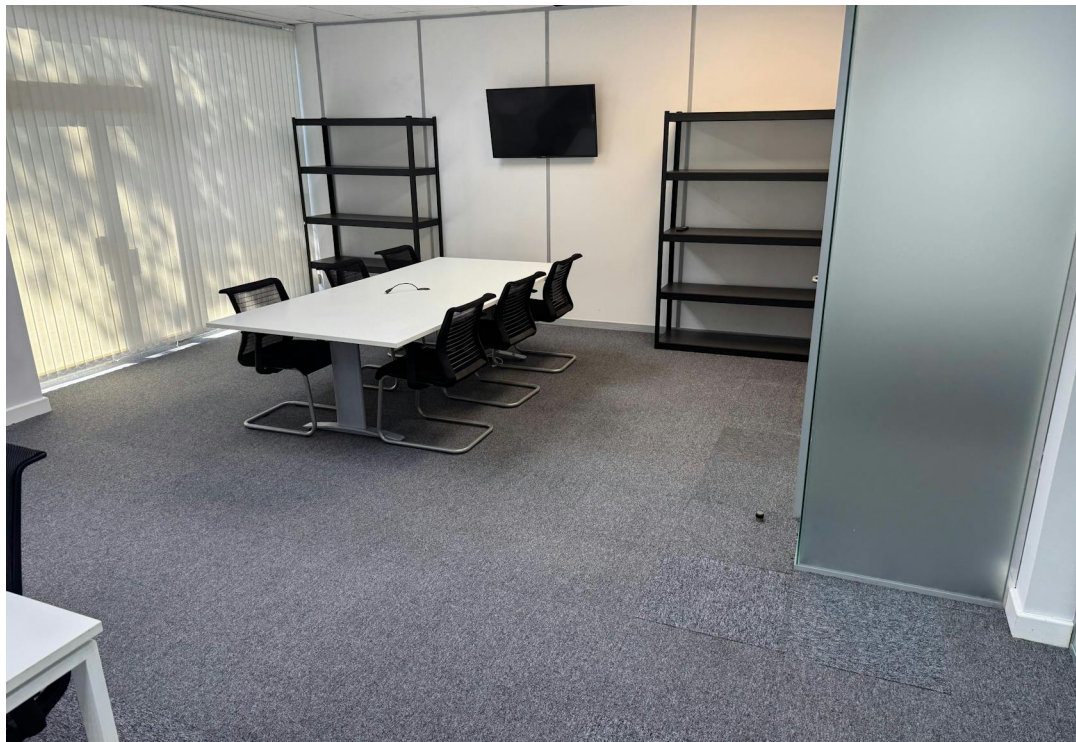
Monarch House, Crabtree Office Village, Egham, TW20 8RY

TO LET | 1,162.50 SQ FT (108 SQ M)

Ground Floor Office

- Air Conditioned & Heating
- Carpeted Throughout
- Suspended Ceilings with CAT 2 Lighting
- Seperate WCS
- Kitchen Facilities
- 4 Car Parking Spaces





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 excellent amenities. Heathrow airport is approximately 20 minutes drive away.

Description

The ground floor office space has been split into two equal units. One half is now let, with the remaining unit still available. The ground floor office also benefits from shared WCs and kitchenette.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office A	1,162.50	108	Let
Ground - Office B	1,162.50	108	Available
Total	2,325	216	

Terms

New Lease

Rent

£24,000 per annum

EPC

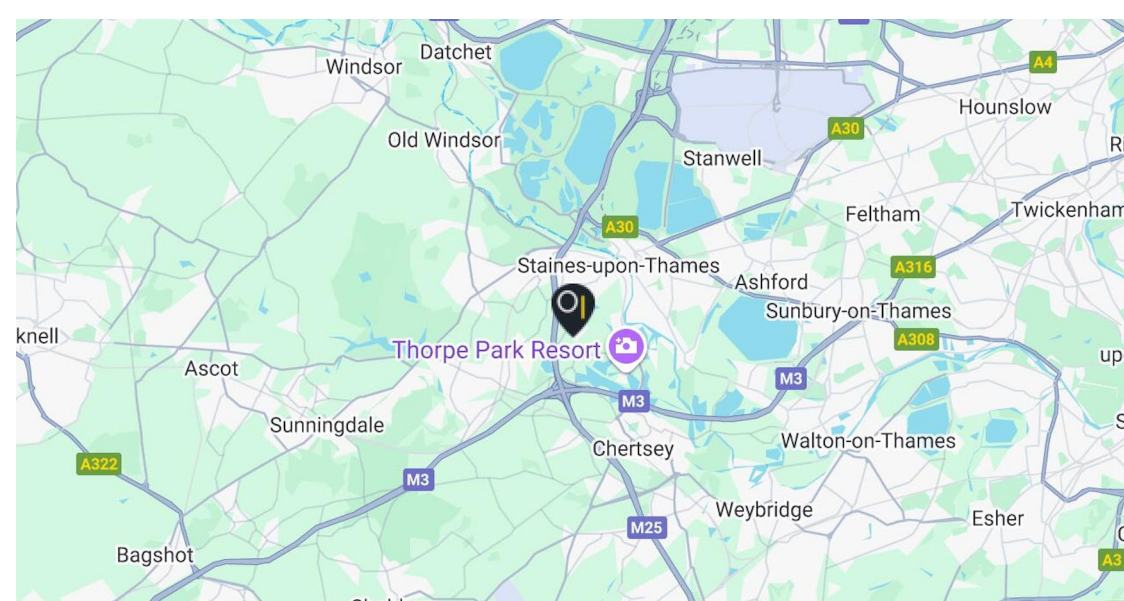
B (50)

Rates & Charges

TBC

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Adam Fenney

T: 01483 300176

M: 07983204530

E: adam@owenisherwood.com

Kieran Morgan

T: 07904377405

M: 01483 300176

E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated