



THE STABLES BUILDING

The Blays Estate, Wick Road, Englefield Green TW20 OHJ



CHARACTER PROPERTY CLOSE TO THE SAVILL GARDEN

1,226 SQ.FT. SELF-CONTAINED OFFICE BUILDING TO LET

DESCRIPTION

A SELF-CONTAINED DETACHED OFFICE BUILDING ARRANGED ON TWO FLOORS, WITH A LARGE SINGLE STOREY EXTENSION ON THE GROUND FLOOR.

This ground floor extension is open plan whilst the main building comprises a number of private offices. There are two WCs and a kitchenette, and the building has its own gas central heating system.

Size: 1,226 sq.ft. (113.9 sq.m.) NIA

Car parking: 6 spaces

Terms: A flexible lease for a term by arrangement

Rent: £27.50 per sq ft excluding VAT

Rates: The rates payable equate to approx £8.51 per sq.ft. Payable, we recommend that you confirm the above rates information, with the local Borough Council

Service Charge: The estate charge budget for 2020/21 is £2.02 per sq.ft. (Budget 2021)

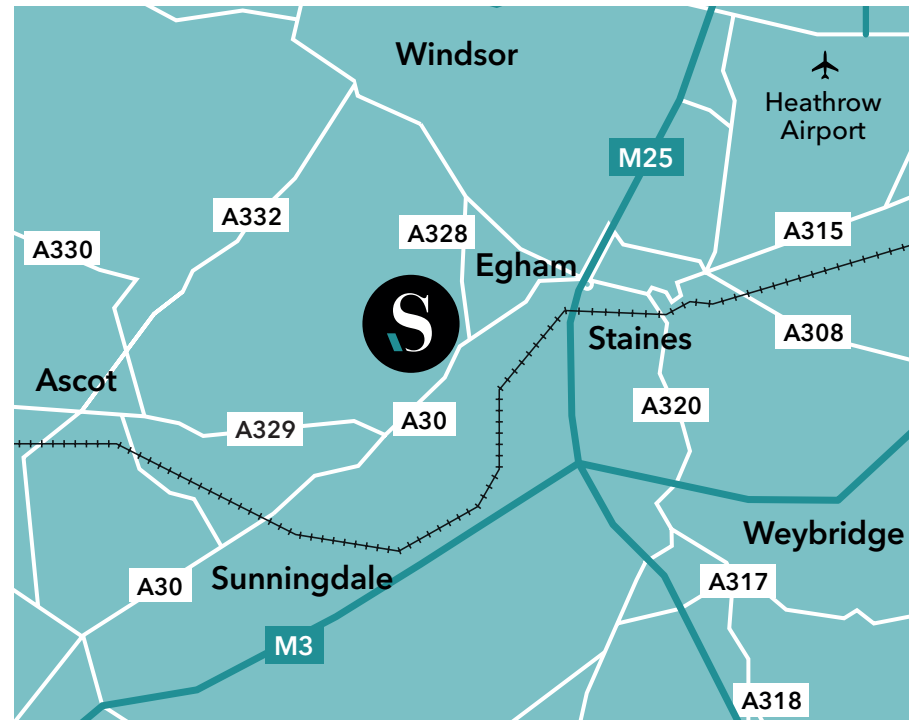
- P 6** ON-SITE CAR PARKING SPACES
- 5** MINUTE DRIVE TO EGHAM STATION & WAITROSE
- 41** MINUTES FROM EGHAM STATION TO LONDON WATERLOO

LOCATION

The building is on the Blays Estate which is within 1 mile of The Savill Garden and Virginia Water Lake. Wick Road is accessed directly from the A30, on the fringes of Englefield Green. The estate comprises several detached buildings and current occupiers include OKI Europe, Intersoft and Zayo.

Englefield Green is a large village situated between Windsor Great Park and junction 13 of the M25, and is home to Royal Holloway University of London.

It has a good range of independent and convenience shops, as well as local pubs and restaurants, which are a short walk away from the estate. A mainline railway station at Egham and Virginia Water, provides a direct service to London Waterloo and Reading.



Viewing by appointment only. Please contact:

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