

## Nexus, Station Road, Egham, Surrey TW20 9NT



### GRADE A TOWN CENTRE OFFICES **TO LET**

2,812 sq ft (261 sq m)

- High quality refurbished offices
- Adjacent to Egham Station
- On site secure parking
- Air-conditioning
- Kitchen
- Shower
- Refurbished reception

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

## Location

The building is located immediately adjacent to Egham Station on the corner of Station Road and School Lane a short walk from the amenities of Egham Town Centre. The station provides regular direct services to London Waterloo with a journey of approximately 38 mins.

## Description

Nexus is a modern office building providing accommodation over 3 floors with an impressive entrance/reception area and on site car parking with a security barrier. The available suite is on the first floor and benefits from VRV air-conditioning, raised access floors, a kitchen area and shower.

## Availability

<b>Part First Floor</b>	227.1 sq m	2,812 sq ft
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## Amenities

- **Grade A town centre offices**
- **First floor suite**
- **VRV air-conditioning**
- **Kitchen/breakout area**
- **Shower**
- **Secure car parking for 6 cars**
- **Refurbished reception area**
- **Impressive building entrance and reception**
- **EPC Rating– B**

## Lease

Available on a new lease direct with the landlord for a term to be agreed.

Rent on application.

## Contact

For more information or to arrange a viewing contact joint sole agents:-

### De Souza

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### Vail Williams

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