

**FOR SALE / TO LET**

**PROMINENT TOWN CENTRE OFFICE BUILDING**

**Crown House, 137/139 High Street, Egham, Surrey TW20 9HL**



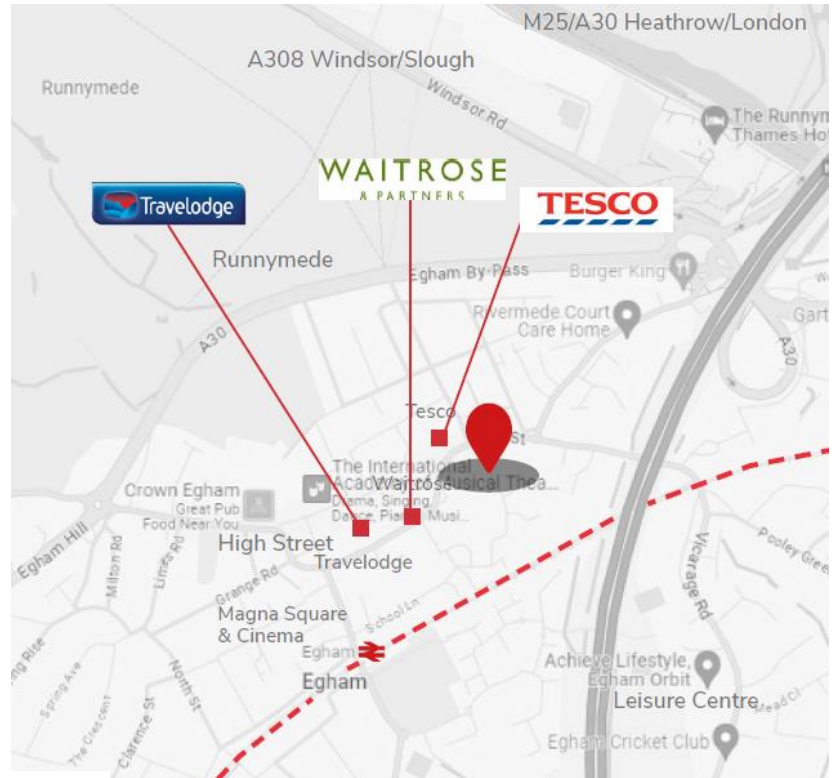
- Freehold Building
- Available For Sale / To Let
- Newly Refurbished
- Parking for 12 cars
- Planning Consent to Convert to Residential and Extend

## Location

Crown House is prominently located on Egham High Street at its junction with Manor Farm Lane and Hummer Road opposite St John the Baptist Church.

The town provides a range of shops with multiples including the Waitrose, Tesco, Boots, Café Nero, Holland & Barrett and Specsavers along with independent operators, Bank, Post Office etc. all of which are close to hand. The town has been enhanced by the new Magna Square development which includes an Everyman Cinema, Liberto Lounge, Starbucks and Bugden, along with two new student accommodation blocks.

The A30 and M25 (J13) are less than 1 mile from the property. Egham Station is a short walk away and provides a frequent service to London Waterloo and Reading. Heathrow Airport lies approximately 3 miles to the north.



## Description

Crown House comprises a self-contained, modern E Class building arranged on ground and two upper floors extending to approximately 3,776 sq ft (gross internal). The property been newly refurbished and benefits from comfort cooling, LED lighting, new floor coverings and new common areas. Externally the building and grounds has been upgraded.

On site car parking for 12 cars is provided externally to the rear of the building in a secure car park



## Accommodation (approximate areas)

Floor	Area
Ground	900 sq ft
First	1,100 sq ft
Second	1,000 sq ft
<b>Net Internal Area</b>	<b>3,000 sq ft</b>
<b>Total Gross Internal</b>	<b>3,776 sq ft</b>

## Planning

The building currently has a Class E planning use making it suitable for a variety of uses including offices, day nursery, gym and medical.

Planning Permission has also been granted for the extension of the building along with conversion to residential of part.

Interested parties should inspect Runnymede Borough Council Planning Consent No. RU 23 / 0833

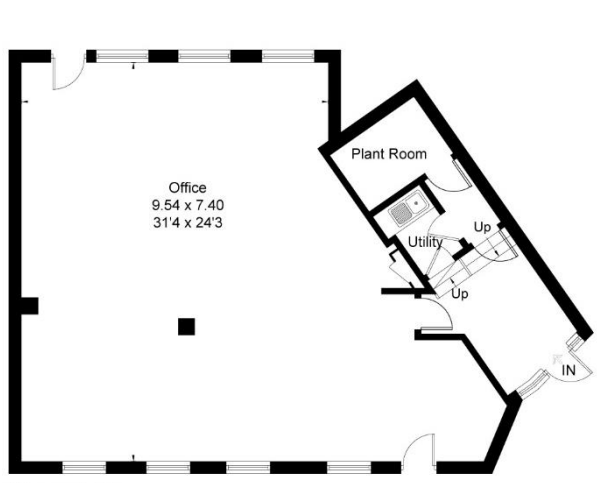


## Energy Performance

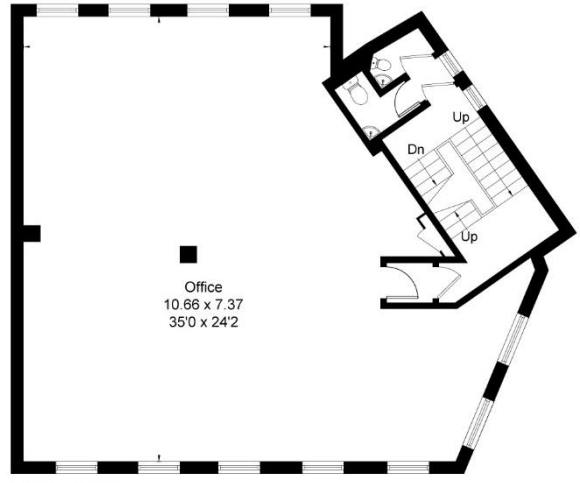
**The property has an Energy Performance Rating of D-78**

[Link to EPC Certificate](#)

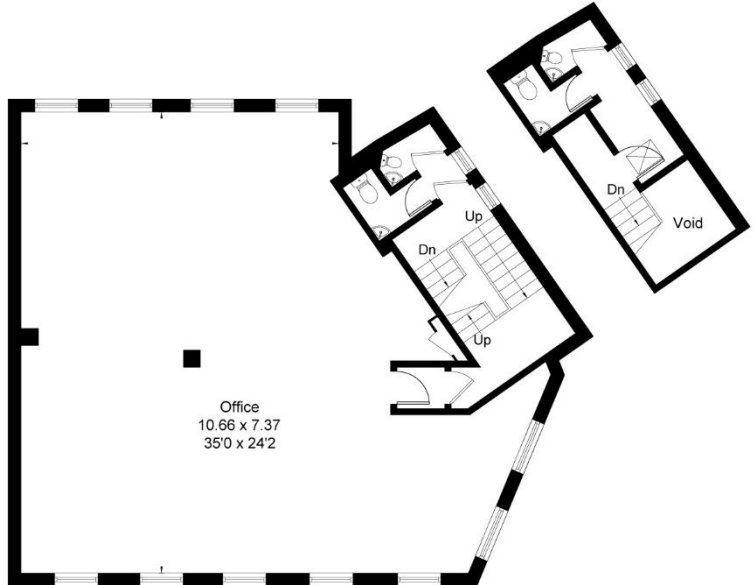
# Site Plan and Floor Plans



Ground Floor



First Floor



Second Floor

Third Floor



## Terms

The property is offered both for sale on a Freehold basis or alternatively to Let on a new lease. If let, the building can be taken as a whole or on a floor-by-floor basis.

Freehold Price - £950,000 plus VAT / Rent - £30.00 per sq ft per annum exclusive

# DE SOUZA

For more information or to arrange a viewing contact:

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