

# Bank House

81 St Judes Road, Englefield Green, Surrey, TW20 0DF

**NewBallerino**  
& Company

[www.newballerino.co.uk](http://www.newballerino.co.uk)

Fully furnished serviced offices—To Let  
105 sq ft (9.7 sq m), 127 sq ft (11.9 sq m), and  
165 sq ft (15.3 sq. m)



## Key Features

- High quality individual offices
- Air conditioning throughout
- Fully furnished
- Use of boardroom
- Rear courtyard



## LOCATION

Bank House is located on St Judes Road (A328), centrally positioned within Englefield Green and within close proximity to local facilities including a supermarket and restaurants.

The nearest Town Centre is Egham which is approx. 1.5 miles providing further amenities and a mainline train station to London Waterloo.

SAT NAV: TW20 ODF

## DESCRIPTION & AMENITIES

Bank House is a self contained two storey purpose built office building. The available space comprise three ground floor offices which are fully furnished providing between 2 and 4 person office accommodation.

- Air conditioning in each office
- Good quality furniture
- Carpeting throughout
- VOIP phones and broadband available
- Use of Boardroom facilities
- Toilet facilities
- Shared kitchen
- Rear landscaped courtyard
- Local authority parking at £100 per annum per space.

## AREAS

	Sq.ft.	Sq. m
Office 1 - 2 person office	105	9.7
Office 2—2 person office	127	11.9
Office 3 - 4 person office	165	15.3
<b>TOTAL</b>	<b>397</b>	<b>36.9</b>

NB (The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only).

## OCCUPATION

The offices are available immediately and ready to move into, following completion of legal formalities.

## TERMS

### RENT

The office suites are available on an inclusive rental agreement including rent, business rates and service charge. Broadband and telecoms are extra by arrangement.

Office 1 - 2 person office	£6,000 per annum inc.
Office 2—2 person office	£7,000 per annum inc
Office 3 - 4 person office	£9,000 per annum inc.

### LEASE

A new flexible license agreement for a minimum 12 month initial term.

### RATES

Rates are payable direct to the local authority. For further information, please make representations direct to Runnymede Borough Council on 01932 425415.

## CONDITIONS

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Please note New Ballerino and Co. has not checked and do not accept any responsibility for any of the services within the property and would suggest that any purchaser satisfies themselves in this regard.

## VIEWING & FURTHER INFORMATION

Strictly through sole letting agents:

Steve New M:07874 902123  
Elliot McNish M: 07545 803419

### New Ballerino & Company

T: 01932 568844

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