

35% NOW LET

**Ground floor 10,000 sq ft
let to **hubspace**[®]**

01

MEADLAKE PLACE

EGHAM, SURREY TW20 8BF

- > *Brand new Grade A offices*
- > *Traditional and Plug & Play options available*
- > *2 floors remaining up to 18,691 sq ft*

www.meadlakeplace.com

Description

Meadlake Place is a tranquil office park located on Thorpe Lea Road, Egham, offering easy access to the M25 at J13.

The park consists of three office buildings and adjacent car parking set within an attractive and mature landscaped environment. Sitting centrally within the Meadlake plot, building 01 benefits from a Grade A fit-out, on site café and free shuttle bus, further enhancing the attraction of this great business park. An excellent parking ratio and good natural light from all 4 elevations make 01 Meadlake Place a highly desirable office location.



Amenities

- > *Impressive triple height reception*
- > *VRV Heat Recovery air conditioning*
- > *Concierge services on site*
- > *Full accessed raised floors*
- > *Suspended metal tile ceiling with LED lighting*
- > *2 x 8 person passenger lift*
- > *High quality WCs*
- > *Shower facility*
- > *Minimum 80 on site car spaces (1:233 sq ft)*
- > *On site café*
- > *Free shuttle bus*
- > *Cycle hoops*
- > *EPC rating B (46)*







 EPC rating B

 [Green building](#)

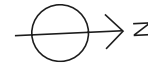
 [Green building](#)

 [Green building](#)

 [Green building](#)

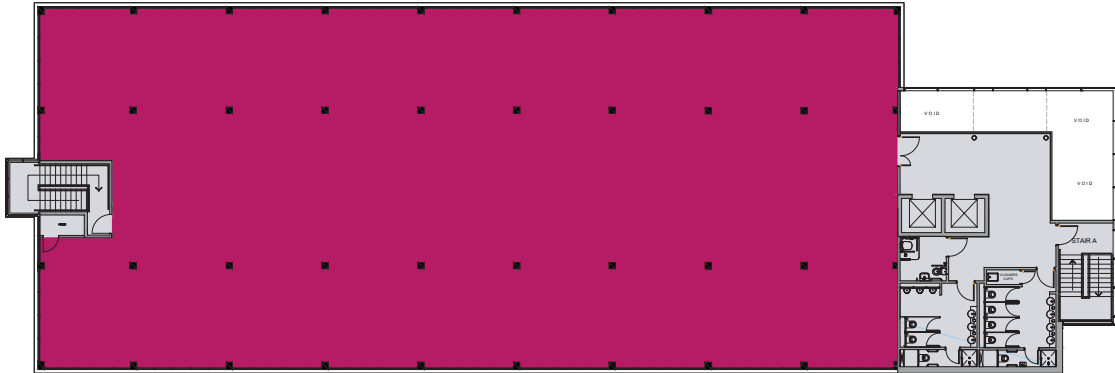
 [Full & repair services to London Waterloo](#)

Accommodation



Second floor

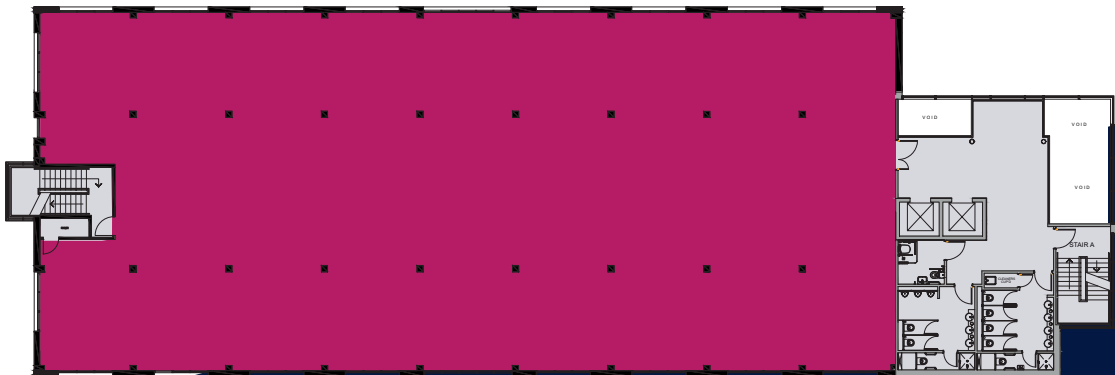
Plans for illustrative purposes only, not to scale.




Floor	sq ft	sq m
Second floor	9,288	863
First floor	9,403	874
Ground floor	LET TO HUB SPACE	
Total	18,691	1,737

Measurements are calculated on a net internal basis in accordance with the RICS Code of Measuring Practice Edition 6. Any prospective tenant must satisfy themselves and not rely on the measurements provided; these are provided for indicative purposes only.

First floor



 Triple height reception

 80 on site parking spaces

 EPC rating B

 On site café

Location

Excellent road links to the M25 and the national motorway network.

Meadlake Place Office Park is situated on Thorpe Lea Road (B3376) in Thorpe, Egham. The property is approximately 1 mile from Egham town centre which provides for all local and financial amenities. Egham Orbit, a brand new leisure centre with 25m eight lane swimming pool, gym, spa, sports arena and studios, has opened just 0.6 miles away. Egham train station is within 1 mile and provides a fast and regular service to London Waterloo.



Great Fosters
3 mins by car



Egham Orbit
11 min walk



Free shuttle bus
Regular service to Egham & Staines





Heathrow Airport
15 mins by car



Wentworth Golf Club
10 mins by car



Reading	46 mins
Richmond	22 mins
London Waterloo	43 mins

From Egham Station



M25 J13 / A30	2 miles
Heathrow Airport	7 miles

Source: nationalrail.co.uk & theaa.com

Contact

For further information please contact:

Kevin Hawthorn

khawthorn@hanovergreen.co.uk

020 3130 6404

Steve New

snew@vailwilliams.com

01483 446 800

David Cuthbert

dcuthbert@hanovergreen.co.uk

020 3130 6401

Elliot McNish

emcnish@vailwilliams.com

01483 446 800



A development by



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