



**STIRLING  
ACKROYD**

**TO LET**

**Paramount House, Delta  
Way, Egham, TW20 8RX**

96 to 432 sq ft

Flexible office units  
situated in Egham, TW20



[stirlingackroyd.com](http://stirlingackroyd.com)

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## Description

With free superfast broadband throughout the centre, these bright attractive office units come with the on-site parking and secure CCTV. With access available 24-hours a day, 365 days a year. There is on-site management and maintenance, all units are decorated, carpeted, refurbished and air-conditioned. The offices can be furnished or unfurnished, and room design advice is offered as a service. Superfast Internet ethernet cabling to each suite with the option to run your own VoIP system, fully equipped kitchens and toilets on every floor, plus shower facilities. Cleaning of all communal area and break out spaces is included, the communal areas are cleaned daily. There are on-site meeting rooms available to book by the hour, half day or full day, and include free refreshments. On-site events are regularly held including networking events, pizza days, guest speakers and BBQs. Attractive, welcoming, and comfortably furnished breakout spaces are available to use free of charge. There are cafés located within the estate, plus Deliveroo, Uber Eats and Just Eat all deliver to the centre. Customers are responsible for paying business rates, with support available on claiming Small Business Rate Relief. There are no legal, sign-up or exit fees, and buildings insurance is included and there is no service charges maintenance. Dogs allowed on site (dog treats available for extra good ones!)

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## Location

Egham Station is just 7 minutes' drive, 1.5 miles away, connecting to London Waterloo within 37 minutes. While the M25 Junction 12 is less than 1 mile and Junction 13 just 3 miles away. Staines is 2 miles away, bus stop for Route 566 (Staines) is a 5-minute walk. Supermarkets Waitrose, Tesco and Sainsbury's are all close by and a petrol station is just 4-minutes' drive.

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## Key points

- Individual office units range from 96 sq ft - 432 sq ft
- Secure CCTV and 24-hour access
- Flexible lease terms, no legal, sign-up or exit fees
- Communal areas cleaned daily
- On site parking, close to Heathrow, M25, M4 and M3
- On-site management and maintenance
- Kitchens and toilets on each floor
- Free superfast broadband throughout the centre





## Rents, Rates & Charges

Lease	Licence
Rent	£5,400.00 - £20,388.00 per annum
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (51)

## Viewing & Further Information



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