



Blays House, Wick Road, Egham, Surrey TW20 0HJ





# PROFESSIONAL SPACE IN A PEACEFUL SETTING

## Building features

Blays House offers high-quality office space in a calm, rural environment close to the Royal Parks, Virginia Water and Savill Gardens.

With excellent access to the M25 and nearby rail links, it combines convenience with tranquillity.

Modern specifications and on-site amenities support day-to-day business needs, while global brands such as OKI and Viatel already call the estate home, making Blays House a proven location for successful businesses.



**Air Conditioned Office Space**



**Full Access Raised Flooring**



**Suspended Ceiling with Recessed Lighting**



**Impressive Entrance Hall**



**Passenger Lift**



**Exceptional High Quality Glass Partitioning**



# SPACE THAT FITS YOUR BUSINESS

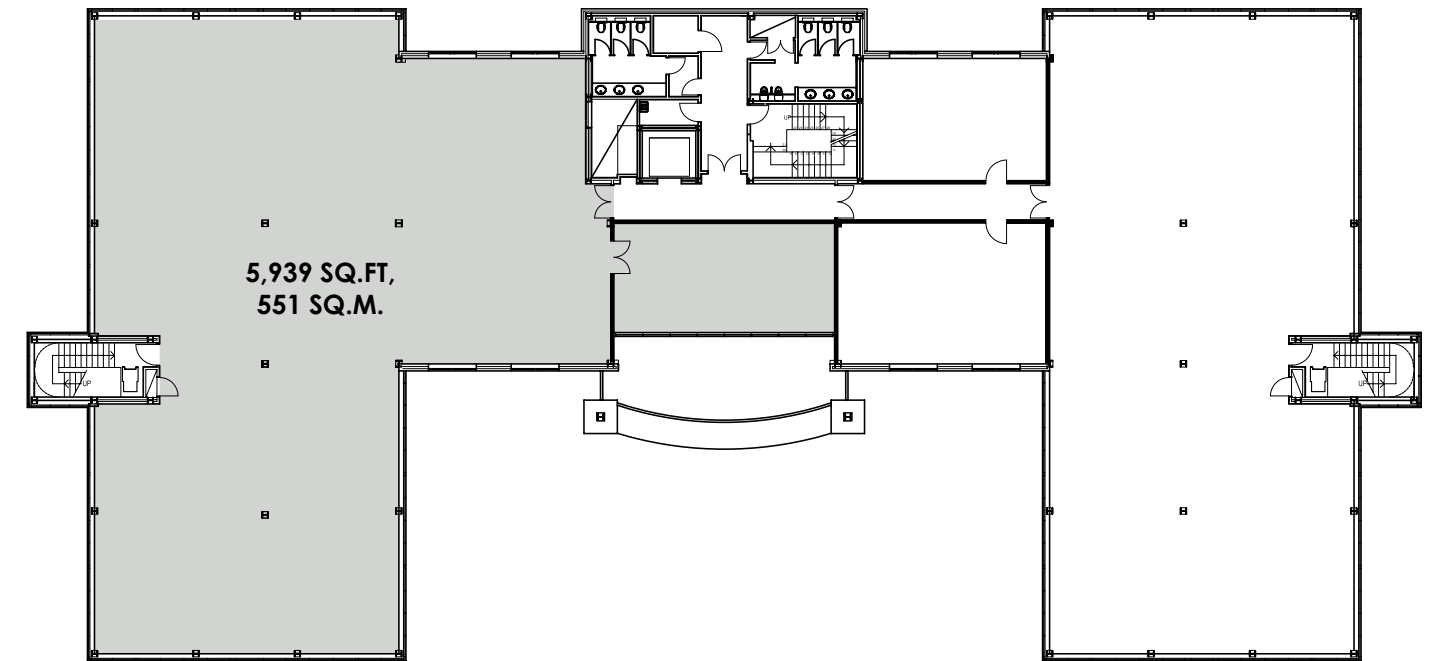
Accommodation schedule

## FIRST FLOOR

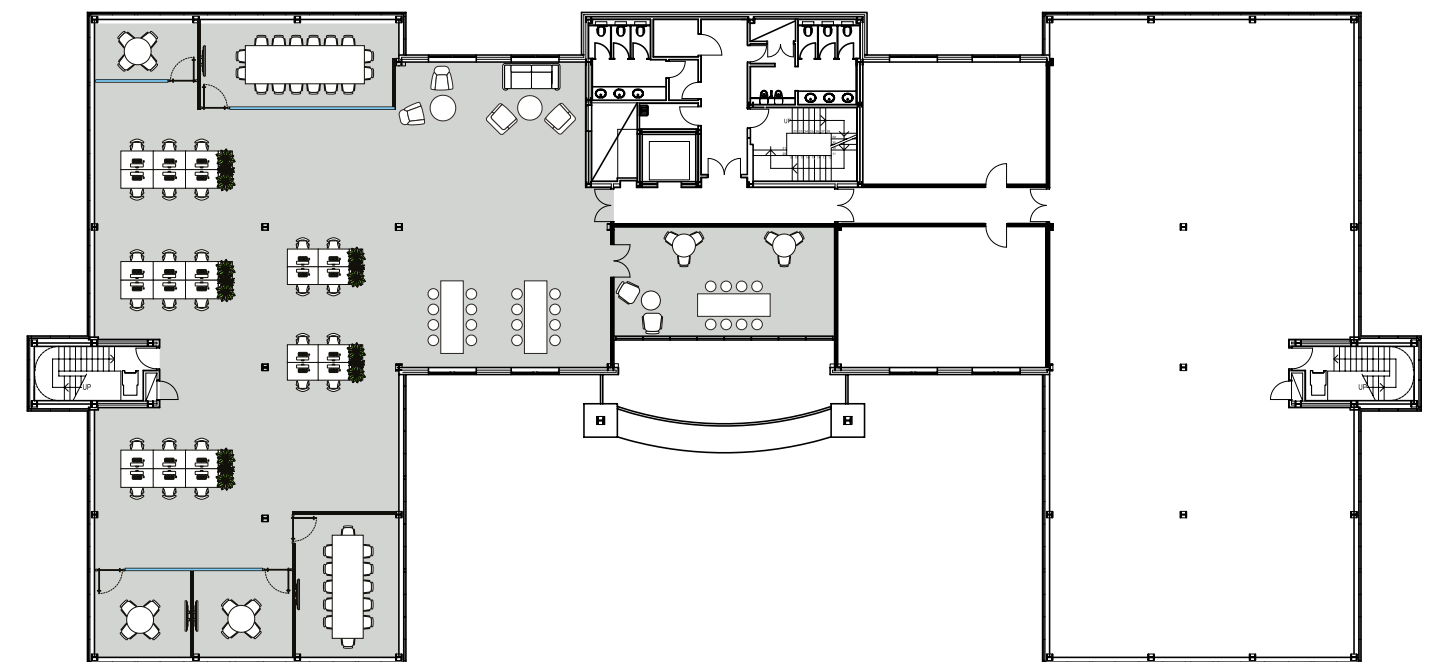
**5,939 SQ.FT.** Available space including a tea point located in the west wing of the first floor.

## INDICATIVE SPACEPLAN

- 26x Desks
- 2x High Coworking Table
- 1x Soft Seating Areas
- 16 Person Meeting Room
- 12 Person meeting room
- 3 x 4 person meeting room
- Breakout area



## FIRST FLOOR



## INDICATIVE SPACEPLAN



 **BLAYS**  
HOUSE

# SEAMLESSLY LINKED

## Travel and commuting

Blays House is conveniently located only 2.5 miles from junction 13 of the M25.

The estate is situated off the A30 and is approximately 2 miles from Egham where there is a regular train service to London Waterloo (41 minutes).

Both Heathrow and Gatwick airports are readily accessible with Heathrow, the world's busiest international airport, being only 8 miles away.



### TRAIN TIMES

|                  |         |
|------------------|---------|
| Staines          | 6 mins  |
| Feltham          | 13 mins |
| Twickenham       | 18 mins |
| Richmond         | 23 mins |
| Clapham Junction | 32 mins |
| London Waterloo  | 41 mins |



### DRIVE TIMES

|                           |         |
|---------------------------|---------|
| M25 Junction 13           | 2 mins  |
| A30 (London Road)         | 2 mins  |
| Egham Train Station       | 4 mins  |
| Royal Holloway University | 5 mins  |
| Virginia Water Lake       | 6 mins  |
| Heathrow Airport (LHR)    | 12 mins |
| Windsor Castle            | 15 mins |
| Ascot Racecourse          | 15 mins |

## A PRIME SPOT WITH SPACE TO BREATHE

The surrounding area offers an exceptional mix of amenities and attractions, from Ascot Racecourse and world-renowned golf clubs at Wentworth and Sunningdale to the scenic Virginia Water Lake and Windsor Great Park.

Nearby Windsor is famed for its riverside setting and historic landmarks, including Windsor Castle.

The area is also home to Royal Holloway University, adding to its vibrant character, while Heathrow Airport provides global connectivity just a short distance away.

A wide range of shops, cafés and restaurants can be found in and around Egham and Staines, with other nearby towns including Bracknell and Camberley.





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Southern

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Smith  
Hampton**

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Images are for illustrative purposes only and may not represent the exact office space available.

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