

**EGHAM, Surrey
45a High Street
TW20 9DP**

**Butters
Associates**

COMMERCIAL PROPERTY CONSULTANTS

01784 472700

www.buttersassociates.co.uk

TO LET

1,000Sq.Ft. (93Sq.M.)

**Prominent "E" Class Retail/Office Unit
Opposite New Magna Square Development**



- **Next to Papa Johns and Esquires Coffee**
- **Opposite new Magna Square development with Budgens, Starbucks, Liberto Lounge and Everyman Cinema**
- **Close to Bank, Station, Strodes College and various catering outlets**
- **Stripped out to mainly shell ready for fitting out**
- **"E" Class retail/office/ leisure and medical uses considered
But NOT A5.**
- **Available immediately To Let on new lease on flexible terms**

7c, 80 High Street, Egham, Surrey TW20 9HE

Code of Practice for Commercial Leases.

As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

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