

**Butters
Associates**

COMMERCIAL PROPERTY CONSULTANTS

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www.buttersassociates.co.uk

**EGHAM, Surrey
19/21a The Precinct
High Street
TW20 9HN**

TO LET

**Modern Town Centre Office Suite
1,700 Sq. Ft. (158 Sq.M.)**



- **Town Centre location amongst all amenities including,**
- **cafes, supermarkets, restaurants etc**
- **Self contained with own WCs & Kitchenette**
- **Automatic LED Lighting, Electric central heating**
- **Car Parking available in public car park to the rear**
- **Good communication links**
- **Flexible lease 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).

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.