

## PROPERTY PARTICULARS

# The White House 53-58 High Street

## Egham Surrey TW20 9EX



## OFFICES TO LET

### FIRST FLOOR - SUITES 3 & 4 – 1,800 SQ FT.



#### Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

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## LOCATION

Egham is approximately 2 miles from junction 6 of the M54 motorway providing excellent access to the nations motorway network. Heathrow Airport is a 15 minute drive. The town is served by a mainline station proving access to London Waterloo, Reading and the South West.

## DESCRIPTION

The property comprises two self-contained adjacent office suites at first floor level within a character listed building which can be combined.

- Refurbished.
- Male and Female WC's.
- Air Conditioned.
- 9 Onsite parking spaces.
- Close to all amenities, Waitrose, Tesco, Costa Coffee, Boots, The Post office, Everyman Cinema
- A short walk to the mainline rail station.
- Flexible lease terms by negotiation, can be let furnished if required.

## ACCOMMODATION

Suite 3	800 sq.ft. (74.31 sq.m.)
Suite 4	1,000 sq.ft. (92.89 sq.m.)
Total	1,800 sq.ft. (167.20 sq.m.) approx

## TENANCY TERMS

Available on flexible lease terms by negotiation at a quoting rent of £25 per sq.ft. pax

## VAT

Unless otherwise stated rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

## EPC

Energy rating C67

## LEGAL COSTS

Each party to bear their own

## VIEWINGS

Strictly by prior appointment via the agent Mark Potter T: 01753 303322 or 07970 783107

E: [mpotter@potterassociates.co.uk](mailto:mpotter@potterassociates.co.uk)

W: [www.potterassociates.co.uk](http://www.potterassociates.co.uk)

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