

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

**Butters**  
**Associates**

COMMERCIAL PROPERTY CONSULTANTS

**01784 472700**

[www.buttersassociates.co.uk](http://www.buttersassociates.co.uk)

**TO LET**

**2,512Sq.Ft (233Sq.M)**

**Prominent A1/A2 Retail/Office Unit**

**Opposite New Egham Gateway West Development**



- **Opposite RBCs new Egham Gateway development now under construction + next to proposed student accommodation block**
- **A1/A2 retail/office uses + other uses considered S.T.P.P.**
- **Close to Banks, cafes, railway station etc.**
- **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](http://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.