

EGHAM, Surrey
6 Station Road North
TW20 9LH

Butters
Associates
COMMERCIAL PROPERTY CONSULTANTS
01784 472700
www.buttersassociates.co.uk

TO LET
A1/A2 Retail/Office Unit
With possible A3 use S.T.P.P.
1,300 Sq Ft (121 Sq M)



- **Opposite RBCs proposed new Egham Gateway development**
- **Prominent location close to High Street and Station**
- **Suitable for A1/A2 retail/office uses + application submitted for A3**
- **Close to Banks, Budgens, cafes etc**
- **Ground Floor available on own or with additional first floor if required.**
- **To Let on new long term lease**

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.