

**Langley, Nr Slough, Berkshire  
2&3 Clayton Parade  
High Street  
SL3 8HE**



COMMERCIAL PROPERTY CONSULTANTS

**01784 472700**

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

**TO LET**

**865/1,847 Sq Ft (80/176 Sq M)**

**Ground Floor Lock-up**

**A1/A2 Retail/Office Units**

**Suitable for variety of other uses S.T.P.P.**



- **Prominent corner position with On street parking +4 on-site spaces**
- **Busy High Street location in affluent residential area**
- **Nearby occupiers include Barclays & Nationwide Banks, Coral, Betfred, Subway, Budgens, Costa Coffee, Pizza Hut, Dominoes Pizza & Post Office.**
- **East Berks College, Business Parks and Station close by.**
- **Available now on new lease(s) individually or combined 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).

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