

**Butters  
Associates**

COMMERCIAL PROPERTY CONSULTANTS

**01784 472700**

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

**EGHAM, Surrey  
31/33a The Precinct  
High Street  
TW20 9HN**

**TO LET**

**Modern Town Centre Leisure Accommodation  
with air conditioning, also suitable as Offices  
1,250 Sq. Ft. (116 Sq. M.)**



- **Town Centre location amongst all amenities, cafes etc.**
- **Suitable for other uses such as D (medical) or office uses S.T.P.P.**
- **Air Conditioning, recently redecorated**
- **Car Parking available in public car park to the rear**
- **Good communication links**
- **Available short term on 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](http://www.commercialleasecodeew.co.uk) or obtained from the **Royal Institution of Chartered Surveyors** (tel: 020 7334 3806).

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