

EGHAM, Surrey
4 Station Road North
TW20 9LE
("The Tardis")

Butters
Associates

COMMERCIAL PROPERTY CONSULTANTS

01784 472700

www.buttersassociates.co.uk

TO LET
E Class Retail/Office/Leisure Unit



- **Opposite new Magna Square development with Budgens, Everyman Cinema, Liberto Lounge, Papa John's & Bank**
- **Prominent location close to High Street and Station**
- **Quirky, "Tardis" like property (bigger than it looks)**
- **Enclosed external courtyard**
- **Affluent Surrey University town**
- **Available immediately on new flexible 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).

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