

PROPERTY PARTICULARS

The White House 53-58 High Street Egham Surrey TW20 9EX



OFFICES TO LET

FIRST FLOOR - SUITE 4 - 800 SQ FT.



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

Disclaimer

Potter Associates Ltd for themselves and for the Vendors or Lessors of the property whose Agent they are give notice that: I) these particulars are given without responsibility of Potter Associates Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of a Contract; II) Potter Associates Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of Potter Associates Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) 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; V) Potter Associates Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

LOCATION

Egham is approximately 2 miles from junction 6 of the M54 motorway providing excellent access to the nations motorway network. Heathrow Airport is a 15 minute drive. The town is served by a mainline station proving access to London Waterloo, Reading and the South West.

DESCRIPTION

The property comprises a self-contained office suite at first floor level within a character listed building.

- Refurbished.
- Male and Female WC's.
- Air Conditioned.
- 4 Onsite parking spaces.
- Close to all amenities, Waitrose, Tesco, Costa Coffee, Boots, The Post office, Everyman Cinema
- A short walk to the mainline rail station.
- Flexible lease terms by negotiation, can be let furnished if required.

ACCOMMODATION

Suite 4	800 sq.ft. (74.31 sq m.)
Total	800 sq.ft. (74.31 sq.m.) approx

TENANCY TERMS

Available on flexible lease terms by negotiation at a quoting rent of £25 per sq.ft. pax

VAT

Unless otherwise stated rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

EPC

Energy rating C67

LEGAL COSTS

Each party to bear their own

VIEWINGS

Strictly by prior appointment via the agent Mark Potter T: 01753 303322 or 07970 783107

E: mpotter@potterassociates.co.uk

W: www.potterassociates.co.uk

Ref: PA0047