



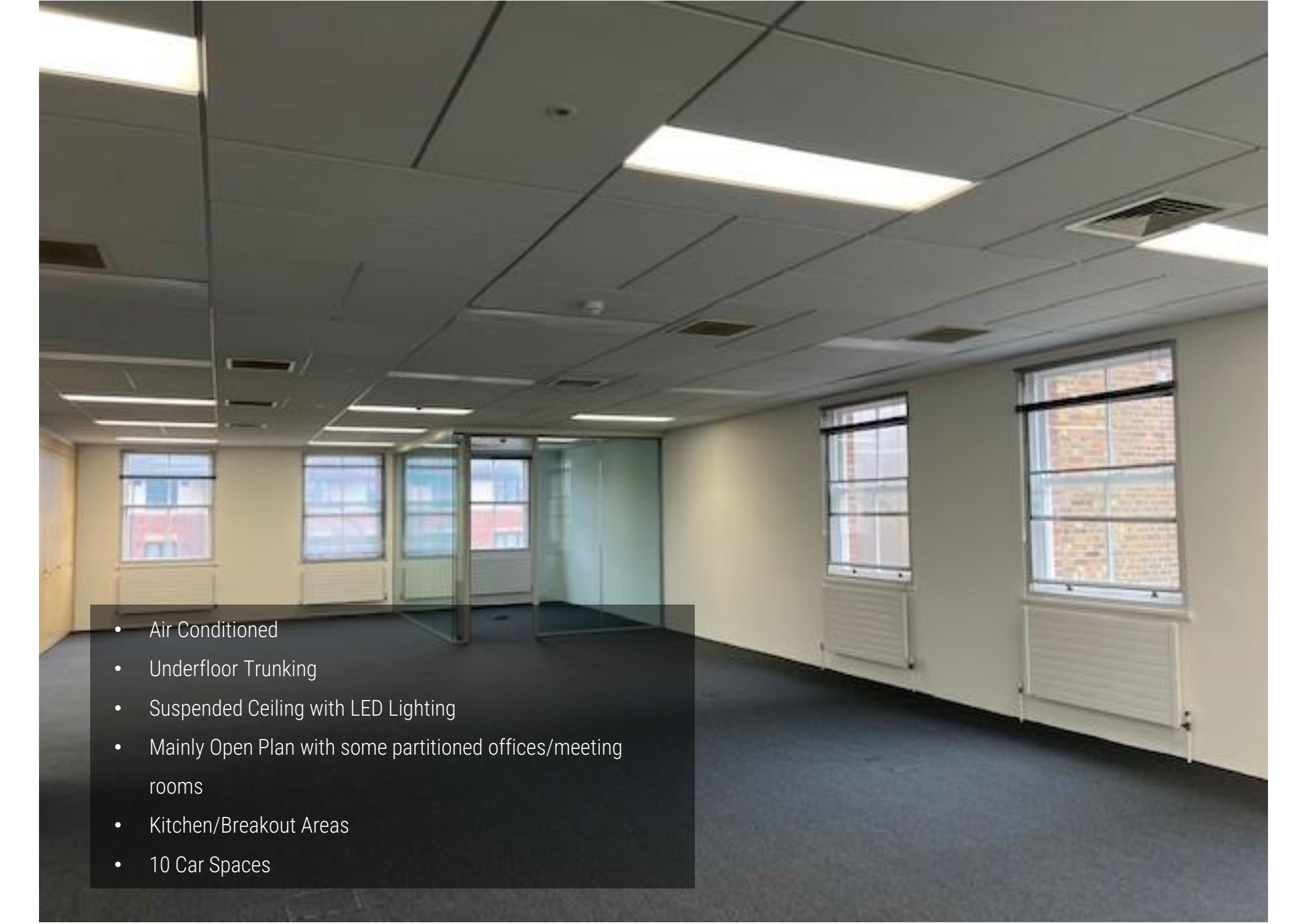
Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Single High Quality Office Floor
2,777 sq. ft (258 sq m)

Could split to provide 2 suites 1,265 sq. ft (118 sq.m & 1,512 sq. ft (140 sq.m))

CAVENDISH HOUSE, 5 THE AVENUE, EGHAM TW20 9AB

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- Air Conditioned
 - Underfloor Trunking
 - Suspended Ceiling with LED Lighting
 - Mainly Open Plan with some partitioned offices/meeting rooms
 - Kitchen/Breakout Areas
 - 10 Car Spaces

LOCATION

The property is situated on The Avenue with easy access from the Runnymede roundabout to the A30 (1 mile) and on to J13 of the M25 (1.5 miles).

Egham town centre is within walking distance and provides all local and financial amenities as well as good quality eateries.

Egham mainline train station (0.5 miles) provides a fast and direct service to London Waterloo in an average time of 45 minutes.

DESCRIPTION

Cavendish House comprises a detached 2 storey office building with parking at the rear. The first floor of the building is available and provides mainly open plan accommodation, but is partitioned to provide several private offices, a meeting room and kitchen/breakout area. The floor can be let as a single unit or divided to provide two smaller suites.

FLOOR AREAS

Suite 1	1265 sq ft	118 sqm	5 car spaces	Available
Suite 2	1512 sq ft	140 sqm	5 car spaces	Available
Total	2777 sq. ft	258 sq m	10 car spaces	Available

The floor could be divided to provide suites of 1,265 sq.ft and 1,512 sq.ft

OCCUPATION

The accommodation is available immediately.

RENT

£25.00 per sq. ft

LEASE

Flexible lease terms available.

RATES

The business rates payable equates to approx. £8.67 per sq. ft per annum.

SERVICE CHARGE

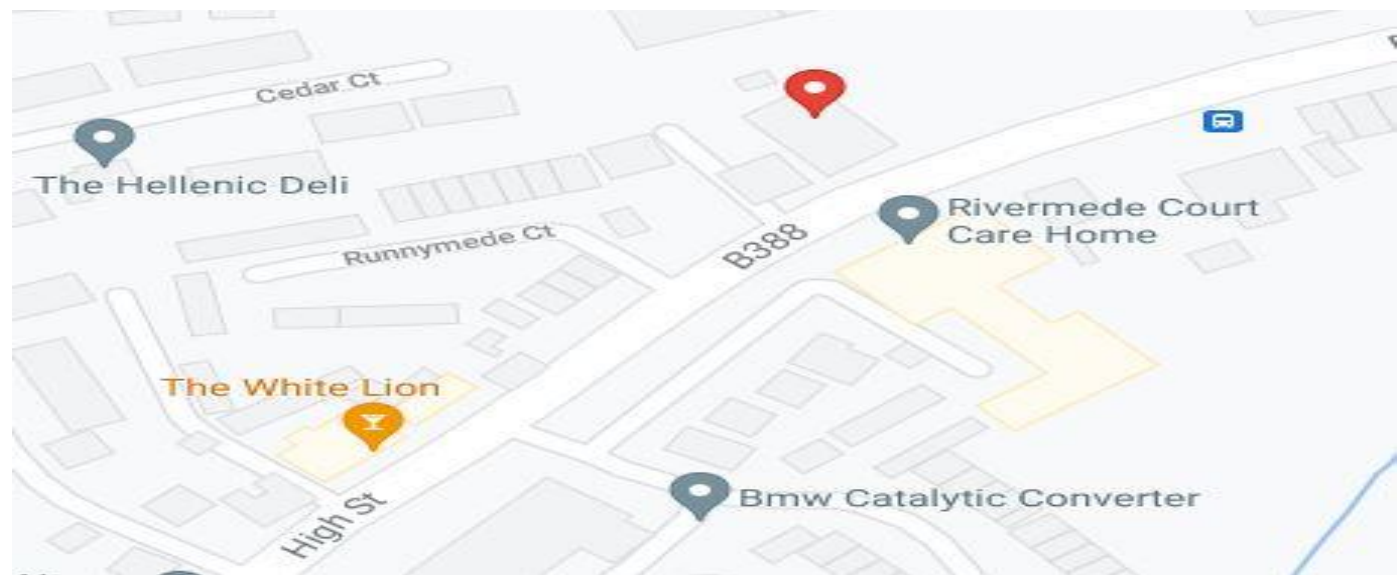
There is a small service charge to cover external and maintenance of the common parts and car park and external landscaped areas.

EPC

C (68)

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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