

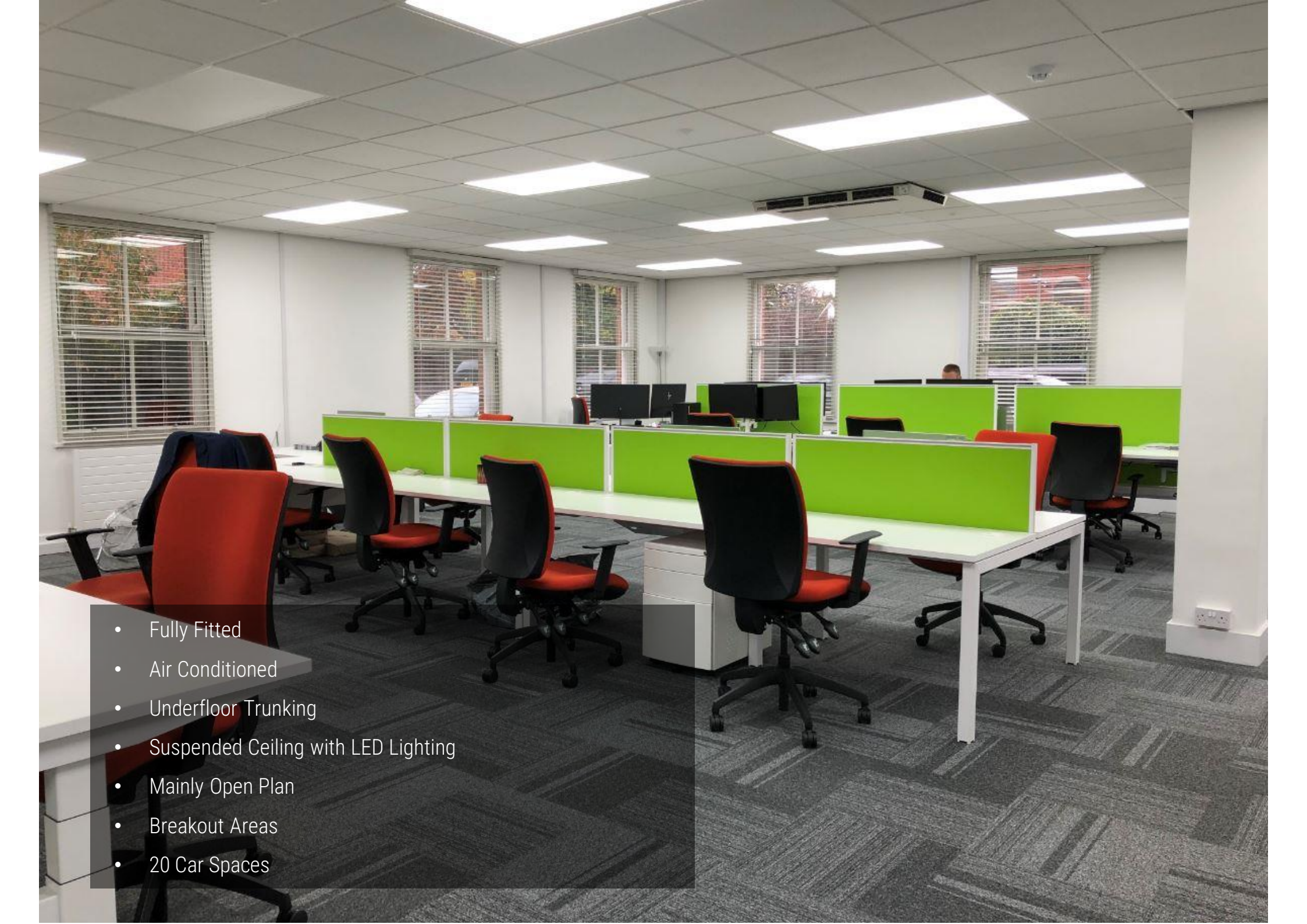


Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

HIGH-QUALITY SELF-CONTAINED OFFICE  
2,531- 5,578 Sq. ft (518.21 Sq m)

CAVENDISH HOUSE, 5 THE AVENUE, EGHAM TW20 9AB

- 
- Fully Fitted
  - Air Conditioned
  - Underfloor Trunking
  - Suspended Ceiling with LED Lighting
  - Mainly Open Plan
  - Breakout Areas
  - 20 Car Spaces

## LOCATION

The property is situated on The Avenue with easy access from the Runnymede roundabout to the A30 (1mile) 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 entire building is available and provides a fully fitted accommodation over 2 floors and arranged mainly in open plan, but a partitioned to provide some private offices, meeting rooms and kitchen/breakout area.

## FLOOR AREAS

First Floor Office	2777 sq. ft	258 sq m
Ground Floor Office	2531 sq. ft	235 sq m
Entrance Hall	270 sq. ft	25 sq m
Total	5578 sq. ft	578 sq m

## OCCUPATION

The accommodation is available immediately as an entire self-contained building or on a floor-by-floor basis.

## RENT

£22.50 per sq. ft pax

## TENURE

A new lease is available on terms to be agreed.

## RATES

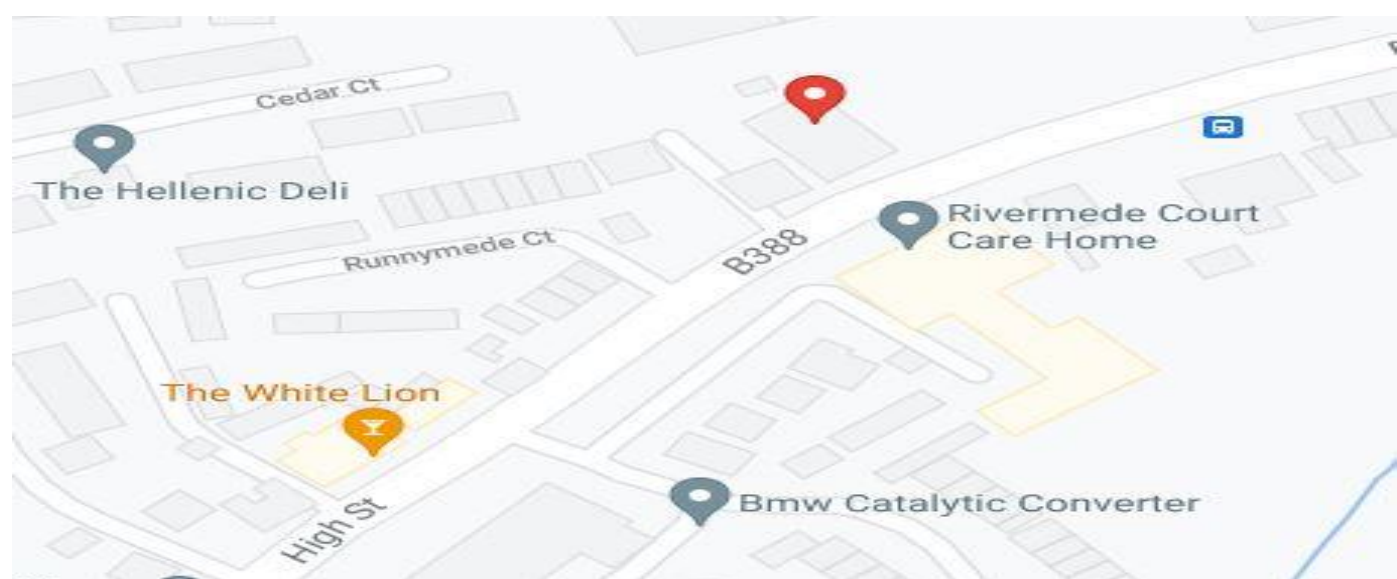
The business rates payable equates to approx. £7.82 per sq. ft per annum.

## 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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