



Owen  
Isherwood  
CHARTERED SURVEYORS

Cavendish House, 5 The Avenue, Egham, TW20 9AB  
**TO LET | 1,265 TO 2,777 SQ FT (117.52 TO 257.99 SQ M)**

## High Quality First Floor Office Space

- 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 (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 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 first floor also has designated Male and Female W/Cs. The floor can be let as a single unit or divided to provide two smaller suites.

## Accommodation

Name	sq ft	sq m	Availability
1st - Suite 1	1,265	117.52	Available
1st - Suite 2	1,512	140.47	Available
<b>Total</b>	<b>2,777</b>	<b>257.99</b>	

## Terms

New Lease

## Rent

£25 per sq ft

## EPC

C (74)

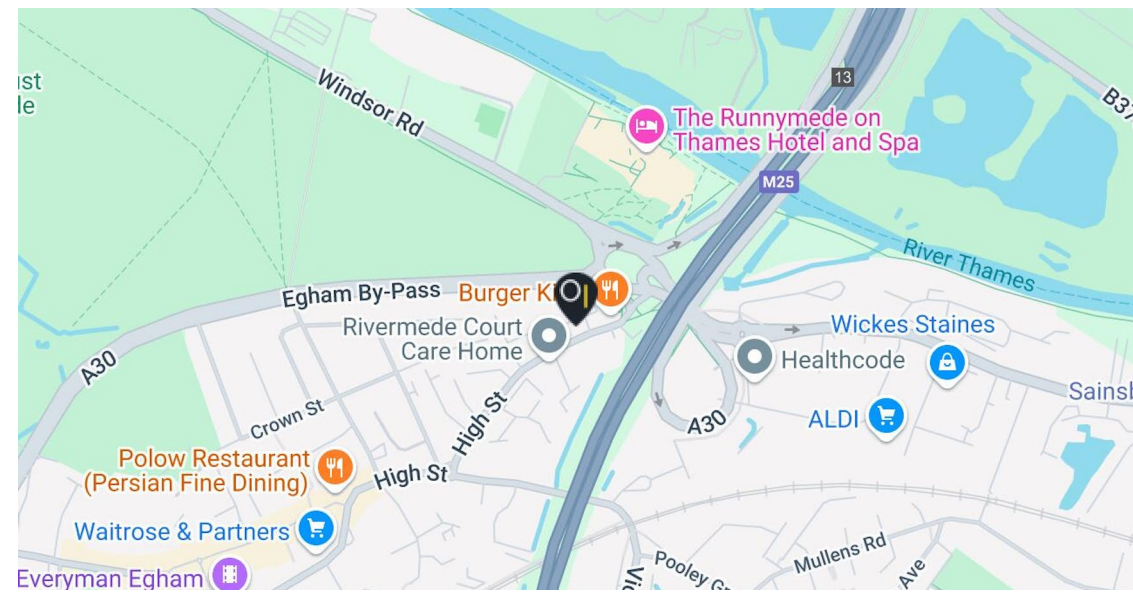
## Rates and Charges

Rateable value: £61,500.

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

## Legal costs

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



## Contact

**Peter da Silva**

T: 01483 300176

M: 07768 146953

E: pds@owenisherwood.com

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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

First Floor- Cavendish House 5, The Avenue, Egham, TW20 9AB

