



Cavendish House, 5 The Avenue, Egham, TW20 9AB

Close to Runnymede and the A30 / M25, exceptionally well fitted ground floor offices with generous parking.

Available Size	1,000 to 2,502 sq ft / 92.90 to 232.44 sq m
Rent	£24.50 per sq ft exclusive subject to contract
Service Charge	To be confirmed
Rates Payable	£8.75 per sq ft Interested parties must verify with the Local Authority.
EPC Rating	C (68)

KEY POINTS

- 10 courtyard parking spaces
- Fully fitted and ready
- Great finishes, air conditioned and cabled
- Choice of 1,000 sq.ft or 2,502 sq.ft.

Location

Cavendish House is in a great position on The Avenue with close access to The Runnymede Roundabout at the A30 (1/4 mile) and J13 of the M25 leading directly to Heathrow T5. The town centre is easy to walk to, providing good local shops and banking amenities as well as good quality eateries and a Waitrose. Egham mainline train station (1/2 mile) provides a direct service to London Waterloo, average time 45 minutes.

Egham is on the edge of Windsor Great Park and Runnymede providing easy and unrivaled access to a wealth of local world renowned facilities as well as excellent motorway access.

Major occupiers in Egham include Enterprise Rent a Car; Belron (Autoglass); Kerry Foods; Future and British Gas. Royal Holloway University & Strodes College offer excellent academic facilities.

Description

Cavendish House is an attractive modern two storey pavilion style self-contained office building. The offices have superb parking provision and have recently undergone a thorough refurbishment, with a break out area, meeting room and directors room finished with glazed partitioning. The offices provide an excellent opportunity being fully cabled and ready for immediate occupation.

Terms

Available on a new lease at a rental guide of £24.50 per sq.ft. subject to contract and financial status.

Viewings

To view and for further information call 01753 839390 or email info@chthomas.com for a friendly and efficient service.

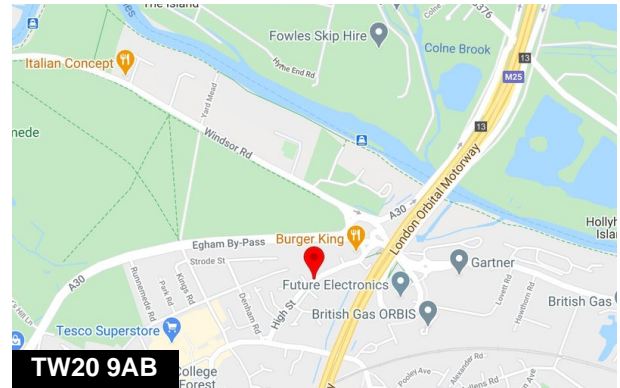
Accommodation

1,000 sq.ft. or 2502 sq.ft. plus a shared branded entrance reception (8.23m x 3.29m) and up to 10 parking spaces.

Business Rates Service Charge EPC

Business Rates are circa £8.75 per sq.ft payable. A service charge applies to the common parts and car park.

The EPC is a good C:87 grade.



Viewing & Further Information

Christopher Thomas

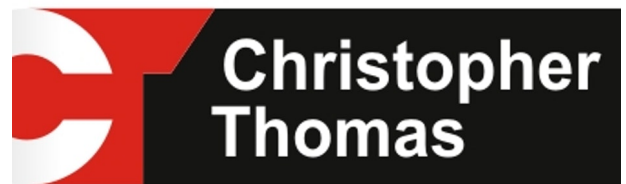
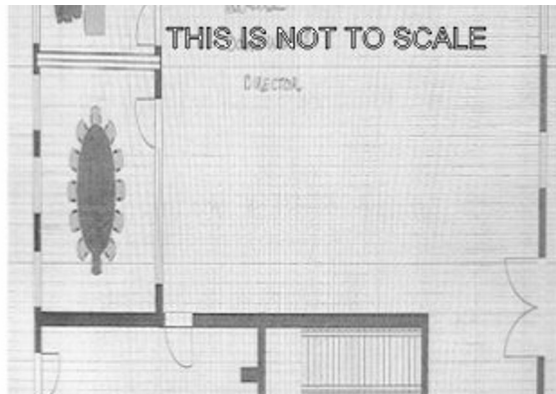
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