

EGHAM

Cavendish House, TW20 9AB



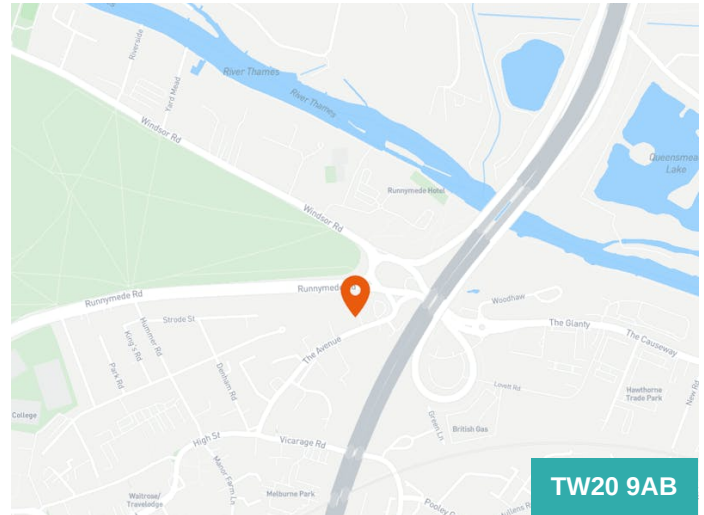
OFFICE TO LET

2,531 TO 5,578 SQ FT

- Class E planning use
- Open plan office accommodation
- 20 dedicated on-site car parking spaces
- Separate Male and Female WC facilities
- Modern kitchen and breakout area
- Air conditioned throughout

GROUND & FIRST FLOOR OFFICE BUILDING TO LET

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Summary

Available Size	2,531 to 5,578 sq ft
Rent	£25 per sq ft
Rateable Value	£61,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

Cavendish House is a detached two-storey office building with ample on-site parking to the rear. The premises provides a mix of open-plan office accommodation and private partitioned offices, offering flexibility for a range of business occupiers. Additional facilities include a meeting room, kitchen and breakout area, together with separate male and female WC facilities.

Location

Cavendish House occupies a prominent position on The Avenue, offering excellent connectivity with Junction 13 of the M25 located approximately 1.5 miles away.

The property is within easy walking distance of Egham town centre, which provides a wide range of retail, leisure and amenity facilities, including an excellent selection of restaurants, cafés and shops.

Egham Railway Station is approximately 0.5 miles from the property and provides frequent direct services to London Waterloo.

Accommodation

The accommodation comprises the following areas (NIA) which can be Let on a floor by floor basis

Name	sq ft	sq m	Availability
1st	2,777	257.99	Available
Ground	2,531	235.14	Available
Ground - Entrance Hall	270	25.08	Available
Total	5,578	518.21	

Viewings

Strictly by appointment by the joint sole agent

Terms

A new FRI lease is available on terms to be agreed

Anti-Money Laundering

in accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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