

Cavendish House

Bourne End SL8 5AS



Prominent Ground Floor Office Accommodation with Parking



Typical interior



CGI: Potential direct access

TO LET

3,114 sq ft (289.3 sq m)
Approx. Net Internal Area



Cavendish House



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Location

Cavendish House enjoys a prominent roadside position at the end of Bourne End's vibrant Parade, offering access to a variety of local amenities including Costa Coffee, M&S Simply Food, and Tesco Express.

Strategically located just 2 miles from the A404, the property provides swift connections to the M40 (J4) and M4 (J8/9) motorways. Bourne End railway station is a short 2-minute walk, offering services via Maidenhead to London Paddington (from 35 minutes) and Reading (from 29 minutes). Maidenhead station also benefits from the Elizabeth Line, providing fast, cross-London connectivity.

Accommodation

The premises comprise a ground floor office suite, within use Class E, which may also be suitable for a range of other uses including showroom, medical or health services, and financial or professional services. 3,114 sf (289.3m²) approx. net internal area

Specification

The accommodation features:

- ▶ Air conditioning
- ▶ Open plan area
- ▶ Meeting rooms or private offices
- ▶ Tea point
- ▶ Comms room
- ▶ Raised access floors
- ▶ Potential for direct independent access
- ▶ Allocated on-site parking

EPC Rating

B(26)

Terms

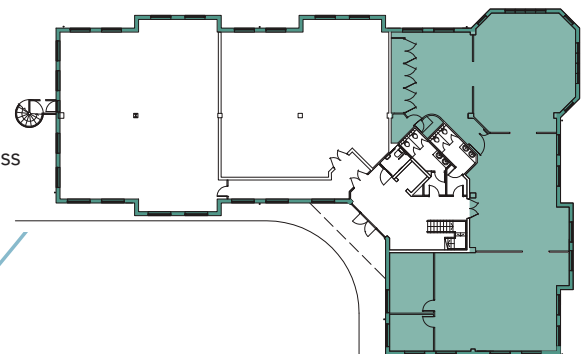
Available by way of a new effective fully repairing and insuring lease for a term to be agreed

Rent

Upon application

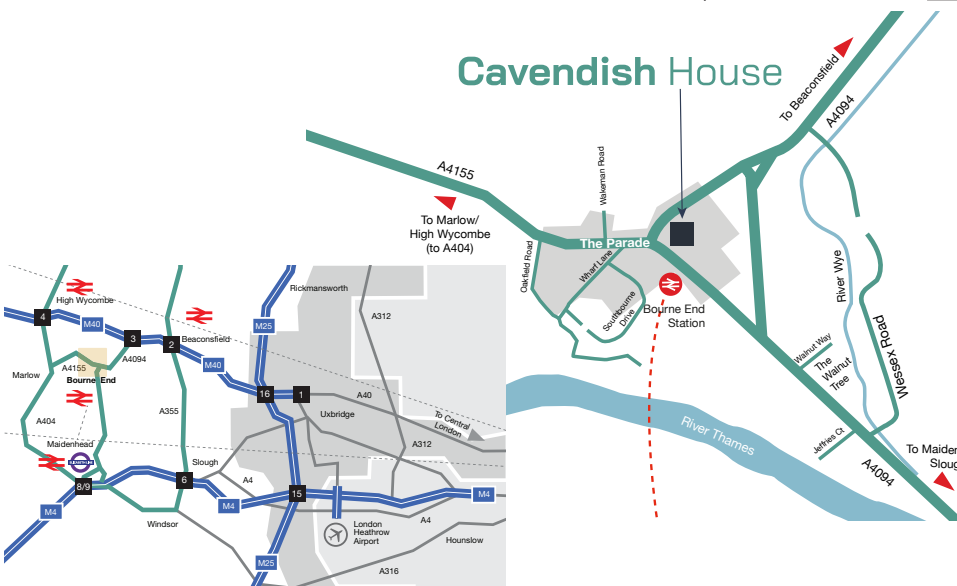
VIEWING

Strictly by appointment through Sole Agents.



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