



## Cavendish House

Bourne End Business Park, Bourne End, SL8 5AS

### **REFURBISHED OFFICES WITH PARKING**

**1,880 to 5,400 sq ft**  
(174.66 to 501.68 sq m)

- 1st Floor office suite available
- On site parking
- Both open plan and cellular configurations
- Air-conditioned
- New leases available
- The floor could be split to accommodate interest over 1,880 sqft

# Cavendish House, Bourne End Business Park, Bourne End, SL8 5AS

## Summary

<b>Available Size</b>	1,880 to 5,400 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Rates Payable</b>	£9.77 per sq ft based on 2023 valuation
<b>Service Charge</b>	£4.50 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (78)

## Description

Cavendish House is a prominent modern detached office building with excellent parking provision, within an established business park in the centre of the village. The 1st floor suite has been extensively refurbished and provides predominantly open plan accommodation, with a kitchen, shower, and a number of individual separate offices.

All of the offices have the benefit of raised floors, carpets, air-conditioning, suspended ceilings with recessed LED lighting, excellent natural light and a large kitchen/breakout room.

The landlord may consider dividing the suite in sizes ranging from 1,800 sqft.

## Location

The property is located in Bourne End Business Park at the end of Bourne End High Street with the benefit of it's local amenities.

Bourne End is well located, within the triangle formed by High Wycombe, Beaconsfield and Maidenhead. Road communications are excellent, with good access to the A404(M) linking the M40 and M4 motorways. The train station which is situated across the road, provides local links to Maidenhead, with services thereafter to London Paddington.

## Accommodation

Name	sq ft	sq m	Availability
1st - Suite 1	5,400	501.68	Available
<b>Total</b>	<b>5,400</b>	<b>501.68</b>	

## Terms

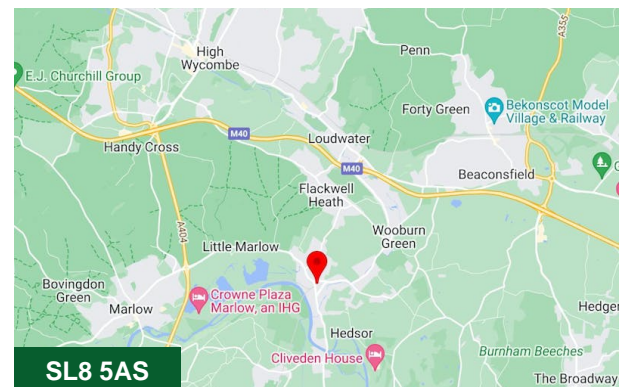
Available on new FRI leases direct with the Landlord

## EPC

D78

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



**Joanna Kearvell**

07887 793030

jk@chandlergarvey.com

**Mark Harris (Page Hardy Harris Ltd)**

01628 367439 | 07598450586

**Sophie Holmes (Page Hardy Harris Ltd)**

01628439006 | 07763 565056