

CAVENDISH

TO LET

## CAVENDISH HOUSE

BOURNE END BUSINESS PARK,  
BOURNE END, SL8 5AS

Refurbished office suite  
in a modern well-presented  
office building

**5,400 sq ft remaining**  
(501.676 sq m)





# OPEN PLAN AND FLEXIBLE

A modern well-presented office building with parking, opposite the Bourne End rail station on an established business park.

The first floor suite is fully-refurbished including a large open plan area, meeting rooms, private offices, kitchen/break out areas and a comms room.

There is excellent natural daylight within the office and it benefits from air-conditioning throughout and an excellent parking ratio of 1:300 sq ft.



FULLY AIR  
CONDITIONED



IMMEDIATE  
OCCUPATION



18 ONSITE  
PARKING SPACES



STAIRS AND  
PASSENGER LIFT



SHOWER ROOM  
(FIRST FLOOR)



OPPOSITE  
TRAIN STATION



SUSPENDED  
CEILINGS



RAISED  
FLOORS



2 MINS WALK TO  
CAFÉS & SHOPS



EPC  
RATED A

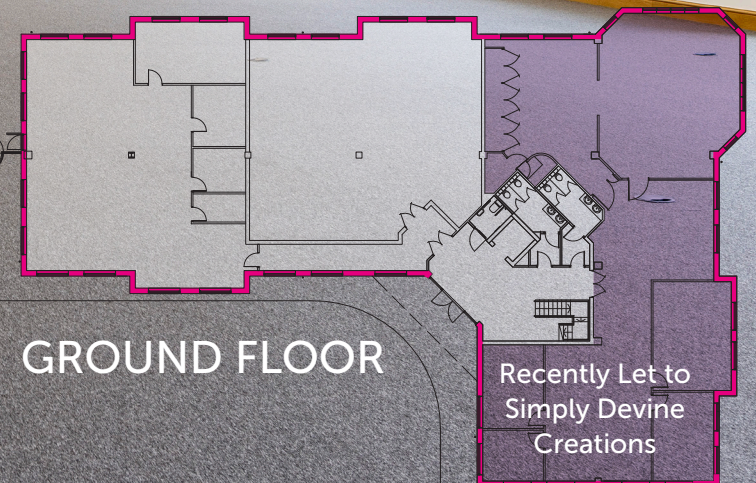




# REFURBISHED AND SPACIOUS

One suite remaining of 5,400 sq ft with a mixture of open plan and meeting room space with breakout areas.

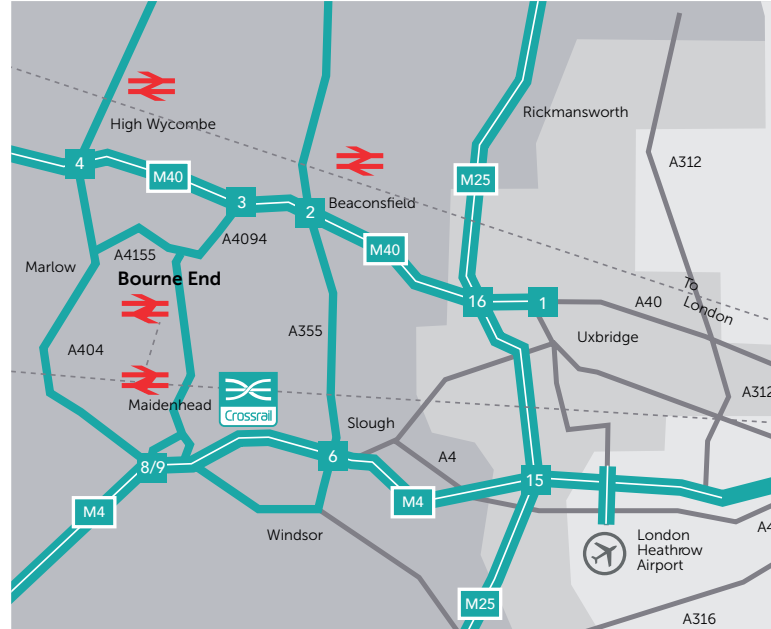
FIRST FLOOR TOTAL 7,000 sq ft



## ACCOMMODATION

	Sq ft	Sq m	
Ground – Part Ground Floor	3,235	300.54	LET
<b>1st – Part First</b>	<b>5,400</b>	<b>501.68</b>	<b>TO LET</b>
1st – Part First 2	1,600	148.64	LET
<b>Total</b>	<b>10,235</b>	<b>950.86</b>	





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## TERMS

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## EPC A

## BUSINESS RATES

The new tenant will be responsible for paying Business Rates directly to the Local Authority.

## RENT & SERVICE CHARGE

Rent: Details on application.  
Service charge: The landlord manages the building and administer a standard cost effective service charge regime.

## LEGAL COSTS

Each party will be responsible for paying their own legal fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated September 2023.

## VIEWING

By appointment with the joint agents.

## CONTACT

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