



Character First Floor & Second Floor Offices on Windsor High Street

Offices

7 High Street, Windsor, SL4 1LD

Office

TO LET

286 to 1,588 sq ft
(26.57 to 147.53 sq m)

- Quality office suite
- Air conditioning
- Excellent location
- 24/7 access
- WC with shower
- Car parking to the rear at an additional cost
- LED lights

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Summary

Available Size	286 to 1,588 sq ft
Rent	£10,000 - £58,500 per annum exclusive payable quaterly in advance
Business Rates	Tenant to pay directly to the local authority. Please enquire with agent
Service Charge	£7.50 per sq ft approx payable quarterly in advance adn is subject to annual variance
Car Parking	£1,100 per space payable quarterly in advance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

7 High Street, Windsor, is a Grade II listed commercial building that comprises four floors: a basement, a ground floor shop, and first and second floor offices. A car park and courtyard area can be found to the rear. Access to the offices is made via the rear alley adjacent to the car park. Each office suite benefits from its own kitchenette and WC with a shower. The quality is of a high standard, providing an excellent working environment. Throughout the property, it has exquisite listed features providing additional charm and character.

Location

Windsor is a historic and charming town situated in the county of Berkshire. There are a variety of amenities within a stone's throw, such as M&S, Waitrose, Starbucks, The Ivy, Daniel Department Store, and Vodafone. The long walk is a short distance from the property, providing a tranquil walk and excellent views of Windsor Castle. Windsor & Eton Central train station is approximately a 5-minute walk away, with regular trains to Slough, where connections can be made to Reading and London Paddington. The J6 of the M4 can be accessed via A332, allowing travel times of approx 25 minutes to Reading and 15 minutes to London Heathrow.

Accommodation

The accommodation comprises the following areas:

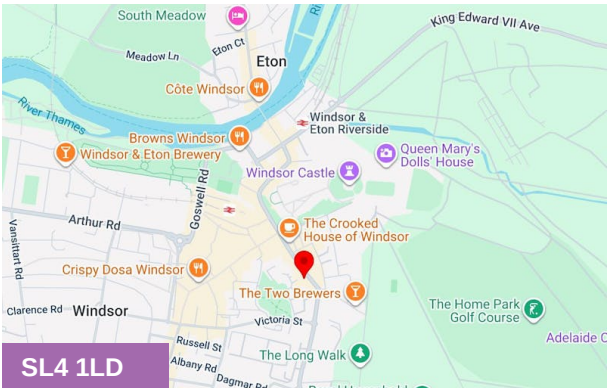
Name	sq ft	sq m	Rent	Availability
Basement - Suite 5	470	43.66	£10,000 /annum	Available
1st - Suite 2	307	28.52	£14,000 /annum	Available
1st - Suite 3	525	48.77	£22,500 /annum	Available
2nd - Suite 1	286	26.57	£12,000 /annum	Available
Total	1,588	147.52		

Viewings

By arrangement with the agent only.

Terms

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



Viewing & Further Information



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