

FIRST FLOOR OFFICE SUITE - TO LET

Ewith



590Sq.Ft. (**54.81**Sq.M.)approx. N.I.A.

11a Vansittart Estate

Windsor

Berkshire

SL4 1SE

SELF-CONTAINED OFFICES WITH CAR PARKING

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Vansittart Estate is located off Arthur Road, one of the main approach roads to Windsor town centre from the M4 (Junction 6) and within a short walk of the town centre. Windsor benefits from two railway stations providing access to London Paddington and Waterloo, whilst Heathrow Airport is within a short drive of the town. Windsor also has good road links to M4, M25 and M40 motorways.

Description

The accommodation can be found at first floor level with private ground floor entrance. At first floor level male and female WC's can be found, in addition to open plan offices, with kitchenette and meeting room.

The offices further benefit from allocated car parking for 4 cars

Accommodation

| | Sq. Ft. | M2 |
|--------|---------|-------|
| Office | 590 | 54.81 |

Approx net internal area (N.I.A.)

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The offices are elected to pay VAT.

Terms

A new effective full repairing and insuring lease is available direct from the landlord

Rent: £12,000

The above rent is exclusive of business rates, service charges, insurance and utilities. Service charge is £129 for the current year.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £7,800

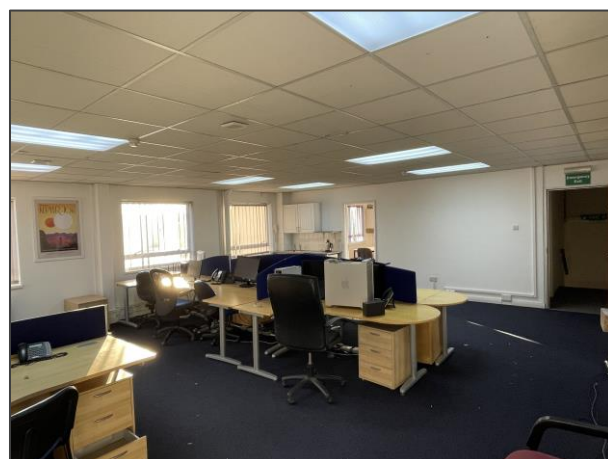
We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Amenities

- Self-contained
- Open plan accommodation
- Male and female WC's
- Parking for 4 cars

EPC

TBC



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS