

# OFFICES WITH PARKING TO LET



**1,108 Sq. Ft. (103 Sq. M.)**

First Floor Offices, Rafts Court

Brocas Street

**Eton**

SL4 6RF

**RECENTLY UPGRADED OFFICES WITH AIR CONDITIONING**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Rafts Court is situated just off Eton High Street and close to Windsor Bridge, Windsor & Eton Riverside station (direct to Waterloo) is just 5 minutes' walk from the property. There is wide selection of restaurants, cafes and other local shops within a short distance.

## Description

The offices comprise high quality open space with meeting room, kitchenette and excellent natural daylight.

The offices have recently been extensively refurbished to a high standard.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
First Floor Office	1,108	103
<b>TOTAL</b>	<b>1,108</b>	<b>103</b>

*Approx net internal area (NIA)*

## Terms

Rent - £25,000 per annum exclusive.

Term – Current Lease expires Summer 2026.  
(A new Lease will be available, subject to agreement on terms.)

Service Charge: TBC

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £21,500

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

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

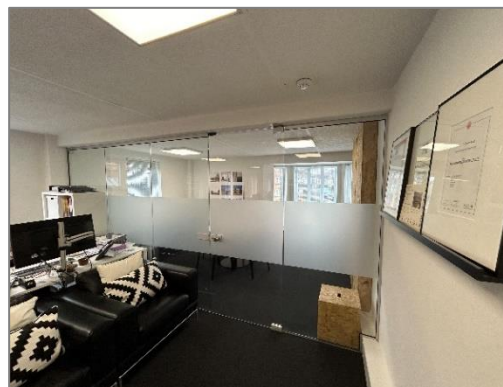
All figures quoted are exclusive of VAT which may be applicable to this property.

## Amenities

- Recently Upgraded
- Kitchenette
- Central Heating
- Air Conditioning
- Close to River Thames and Central Windsor
- Lease for approx. 2 years with scope for term extension in 2026.
- 3 On-Site Parking Spaces
- Male and female toilets

## Energy Performance Rating

D-88



## Viewing and further information



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