

INDUSTRIAL UNITS & CAR PARKING **TO LET**



**Units From 1,163 sq.ft. – 3,898 sq.ft.
1 – 10 car parking spaces available**

Vansittart Estate, Arthur Road

Windsor

SL4 1RU

TOWN CENTRE LOCATION

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Vansittart Estate is located off Arthur Road, one of the main approach roads to Windsor from the M4 (Junction 6) and within a short walk of the town centre and all of its facilities. 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

Building A is a steel frame property with mono-pitch roof. The unit benefits from two roller shutter doors, WC, kitchen and office accommodation, with LED lighting. The unit is accessed via a shared yard.

The old yard workshop is a single storey building suitable for lock up storage ideally, possibly hobbyist space.

Car parking is available from 1 – 10 spaces.

Accommodation

	Sq. Ft.	M2
Unit A	3,898	362.12
Old Yard Workshop	1,163	108.04
Car parking	1 – 10 spaces	

Approx gross internal area (GIA)

Terms

Rental from £6.50 per Sq. Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The units are available on new short term lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954. With terms to be agreed by negotiation.

Car parking spaces are available by licence on a space by space basis at £700 per space per annum, on a 12 month licence with mutual option to determine the lease with three months' notice.

Business Rates

The billing authority is The Royal Borough of Windsor and Maidenhead.

Unit A Rateable value: £24,000

Old Yard Workshop Rateable value: T.B.C

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

Amenities

- Prominent location
- Kitchen facilities
- 2 Roller shutter doors
- Parking
- Easy access to M4 (J6)

Energy Performance Rating

T.B.C

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

