

# PROMINENT OFFICES TO LET



**774-2,071 Sq. Ft. (72.9-192.4 Sq. M.)**

St Stephen's House, Arthur Road,

**Windsor**

SL4 1RU

WALKING DISTANCE OF WINDSOR TOWN CENTRE

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



## Location

St Stephen's House is prominently located on the corner of Arthur Road and Vansittart Road (A308), 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.

## Description

St Stephen's House is an attractive period building, formerly a local school, providing good open-plan office suites available on flexible leases. The offices benefit from good natural light, central heating, air-cooling, fire alarm and security systems, electric gates to the car park and available on flexible 3-year agreements with a mutual break at the end of the first year.

## Accommodation

	Sq. Ft.	M2
Room 16	774	71.9
Room 20/21	2,071	192.4

*Approx net internal area (NIA)*

## Terms

Rental £20.00 per Sq. Ft. in Year 1

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

Service charge £5.50 per Sq. Ft.

The offices are available on new leases outside the security of tenure provisions of the Landlord and Tenant Act 1954 based on rentals of £20 per sq ft in the first year, rising to £21 per sq ft in the second and third years.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: T.B.C.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Flexible lease terms
- Air cooling
- Kitchen facilities
- Car parking
- Easy access to M4 (J6)
- Refuse collection

## Energy Performance Rating

E - 110

## Viewing and further information



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