

# TOWN CENTRE OFFICES

## TO LET - *from only £15psf*



**2,400 – 4,650 Sq. Ft.**

4 George V Place, Thames Avenue

**Windsor**

SL4 1QP

\*\*\* CAR PARKING AVAILABLE \*\*\*

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



## Location

Windsor is approximately 2 miles from J6 of the M4 motorway giving excellent access to London and the M25.

Windsor benefits from two train stations, providing fast and frequent services to London Paddington and Waterloo. Both stations lie within a short walk of the property.

## Description

George V Place benefits from a large ground floor lobby leading to a 4 person passenger lift which has just been refurbished. Both the first and second floors provide modern open plan office accommodation. Both have good natural light. The common area also provides women's and men's toilets. Several small retail units occupy the ground floor of George V Place, including an independent coffee shop, a nail salon and a two hairdressers.

## Accommodation

|              | Sq. Ft.        | M2             |
|--------------|----------------|----------------|
| First floor  | 2,400          | 222.96         |
| Second floor | 2,500          | 232.25         |
| Third floor  | <b>NOW LET</b> | <b>NOW LET</b> |

*Approx net internal area (NIA)*

## Terms

£15.00 per Sq. Ft. per annum exclusive, with terms to be agreed by negotiation.

The above rents are exclusive of business rates, service charges, insurance and utilities

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

2017 Rateable values:

First Floor – £40,500

Second Floor – £43,000

We suggest that these amounts are verified by contacting the local authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

## Amenities

- Town centre location
- New lease
- Common facilities
- Ground floor reception
- Car parking available

## Energy Performance Rating

First Floor: D-79

Second Floor: D-76

## Viewing and further information



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