

TOWN CENTRE OFFICES

TO LET - *from only £15psf*



2,400 – 4,650 Sq. Ft.

4 George V Place, Thames Avenue

Windsor

SL4 1QP

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.

Directly opposite open-air pay and display car parking is available.

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	NOW LET	NOW LET

Approx net internal area (NIA)

Terms

£15.00 per Sq. Ft. per annum exclusive, with lease terms to be agreed by negotiation, suitable for a variety of uses (STP).

The above rents are exclusive of business rates, service charge, 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 leases available
- Common toilet facilities
- Ground floor reception with passenger lift

Energy Performance Rating

First Floor: D-79

Second Floor: D-76

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

