

KEMPTON

CARR

CROFT

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PROMINENT OFFICES

TO LET

1,400 sq ft (130.11 sq m)



First Floor, Regency House

4 Clarence Road

Windsor | SL4 5AD

- 3 Lock-Up Garages Offsite
- Air-con Units

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

Situated in a prominent location at the junction of Clarence Road and Charles Street within a short walk of the Central and Riverside stations (Paddington and Waterloo lines) and with easy access to the Windsor Relief Road and M4. The offices have prominent frontage to Clarence Road with direct access to the first floor offices.

Description

Internally the offices have been fitted out to a good standard providing principally open plan space plus two separate meeting rooms, suspended ceilings, good natural light, air cooling units, well fitted kitchen with fridge, dishwasher and microwave.

Amenities

- Redecorated
- 3 Offsite Lock-Up Garages
- New Lease Direct from Freeholder
- Immediately Available

Terms

The premises are available on a new lease for a term to be agreed at a quoting rental of £29,500 per annum exclusive.

We understand the property is not elected for VAT.

Accommodation

Approximate floor areas (NIA):

Total	1,400 sq ft (130.11 sq m)
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Business rates

Rateable Value: £18,750

Rates Payable 2017/18: tbc

Viewing

For viewing and further information please contact Joint Agents:

Kempton Carr Croft

David Pearce or Mitchell Brooks

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Campsie Commercial

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