

KEMPTON

CARR

CROFT

agency@kemptoncarr.co.uk | 01753 851251

kemptoncarr.co.uk |   | @KemptonCarr

PROMINENT OFFICES

TO LET

911 sq ft approx. (84.6 sq m)



Bridge House
138 High Street
Eton | SL4 6AR

- Prominent Location
- Attractive Period Building (not Listed)
- EPC Rating: G (166)

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

The property is situated towards the northern end of Eton High Street close to Barclays Bank and Eton College. The building is within the popular and prosperous community of Eton whilst Windsor Town Centre and the River Thames are within a few minutes walk, as are Windsor's two railway stations which provide a regular service to London and Slough.

Description

The property comprises a substantial and prominent building on ground and two upper floors, offering a mix of office space on the three floors. The offices are now somewhat dated but the Landlords are prepared to undertake refurbishment works depending on the individual requirements of prospective tenants.

Amenities

- To be refurbished

Terms

The premises are to be offered on a new lease to be agreed depending on level of refurbishment and individual tenant's requirements.

Accommodation

Approximate floor areas (NIA):

Ground Floor	283 sq ft
First Floor	315 sq ft
Second Floor	313 sq ft
Total (plus kitchen and WC)	911 sq ft (84.6 sq m)

Business rates

The property has been assessed at a Rateable Value of £13,750.

Rates Payable 2017/18: tbc

Viewing

For viewing and further information please contact:

Kempton Carr Croft

David Pearce or Mitchell Brooks

E: David.pearce@kemptoncarr.co.uk

E: Mitchell.brooks@kemptoncarr.co.uk

T: 01753 851251

