

INDUSTRIAL UNIT TO LET



3,898 Sq. Ft. (362.12 Sq. M.)

Building A, Vansittart Estate, Arthur Road,

Windsor

SL4 1RU

TOWN CENTRE LOCATION

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Vansittart Estate is located off Arthur Road, 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. Windsor also has good road links to M4, M25 and M40 motorways.

Description

Building A is a steel frame property with monopitch roof (minimum height of 11'9"). The unit benefits from 2 roller shutter doors, WC, Kitchen and office accommodation, with LED lighting. The unit is accessed via a shared yard.

Accommodation

	Sq. Ft.	M2
Workshop	3,612	335.55
Office	286	26.57
TOTAL	3,898	362.12

Approx gross internal area (GIA)

Terms

Rental £8.50 per Sq. Ft.

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

The unit is available on new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Business Rates

The billing authority is The Royal Borough of Windsor and Maidenhead.

Rateable value: £24,000.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

Amenities

- Prominent location
- Kitchen facilities
- 2 Roller shutter doors
- Parking
- Easy access to M4 (J6)

Energy Performance Rating

T.B.C

Viewing and further information



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PROPERTY CONSULTANTS