

KEMPTON

CARR

CROFT

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Attractive Office Premises Windsor Town Centre Potential for D1 Clinic Use (STP)

TO LET

1400 sq ft (130.11 sq m)



44 Peascod Street
Windsor | SL4 1DE

- Central Location
- Direct Access from Peascod Street
- EPC Rating: D (76)
- Close to shops and train stations
- Refurbished Offices

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

Windsor is approximately 2 miles from Junction 6 of the M4 motorway giving excellent access to London and the M25. The offices are in a good central location in the busy Peascod Street area, within a 2 minute walk of Victoria multi-storey car park and 5 minutes of the Central railway station.

Description

First floor office premises in open plan format benefitting from good natural light and therefore suitable for a number of businesses wanting open plan flexible space and benefitting from suspended ceilings, its own toilets and kitchenette. Suitable for a variety of uses such as A2 Financial or D1 Clinic Uses, Subject to Planning.

The offices benefit from its own direct access from Peascod Street via a wide staircase.

Amenities

- Good Town Centre Location
- Direct access from Peascod Street
- Kitchenette
- Toilets
- New Lease
- Prominent Location
- Close to large public car park
- Redecorated
- Recarpeted
- Air Cooling

Terms

New lease direct with the landlord. Minimum term 3 years.

£33,000 pa exclusive of rates.

Each party to bear its own legal fees in this transaction.

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 2018 - £18,250

Viewing

For viewing and further information please contact:

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