

# OFFICE TO LET



**1,234 Sq. Ft. (114.60 Sq. M.)**

Rafts Court, Brocas Street

**Eton**

SL4 6RF

WITH PARKING

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

Raft Court is situated just off Eton High Street and close to Windsor Bridge, Windsor & Eton Riverside station (direct to Waterloo) is just 5 minutes walk from the property.

## Description

The offices comprise good quality open space with 2 meeting rooms, excellent natural daylight and a kitchenette.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Second Floor Office	1,234	114.6
<b>TOTAL</b>	<b>1,234</b>	<b>114.6</b>

*Approx net internal area (NIA)*

## Terms

Rent and terms to be agreed.

Flexible Lease Terms are available on an internal repairing and insuring basis.

The lease is to be outside of the security of provisions of the Landlord and Tenant 1954 Act.



## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,500

Rates Payable 2018/19: £7,461.50

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.

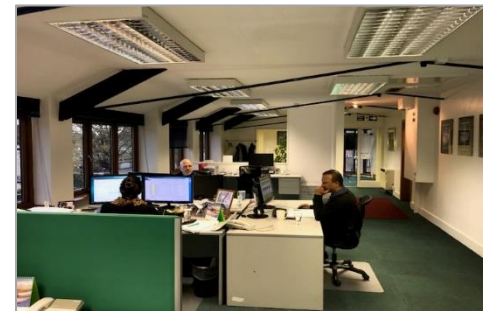
All figures quoted are exclusive of VAT which will may be applicable to this property.

## Amenities

- Comfort Cooling and Central Heating
- Kitchenette
- Perimeter Data and Telecom Cabling
- Close to River Thames and Central Windsor
- New Lease Terms
- 3 On-Site Parking Spaces

## Energy Performance Rating

D-88



## Viewing and further information



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