

# OFFICES **TO LET**



**819 Sq. Ft. (76.10 Sq. M.)**

Rear Offices, 113-117 Springfield Road

**Windsor**

SL4 3PZ

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



## Location

The property is located on the south side of Springfield Road which runs between Imperial Road and Alma Road with Imperial Road being one of the main roads leading from the M4 to Winkfield Road (B3022) and to Ascot to the south.

Springfield Road is a well-established residential area, approximately 1/2 mile east of Windsor town centre with easy access to all areas of Windsor and the M4 which is approximately two miles away (Junction 6).

## Description

The property comprises of a self-contained ground floor office unit with three main office areas with toilet and kitchen facility. There is good parking outside and the offices are available on a flexible lease.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Offices	819	76.1
<b>TOTAL</b>	<b>819</b>	<b>76.1</b>

*Approx net internal area (NIA)*

## Terms

Rental £8,500.00 p.a.x.

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

We are instructed to let the premises on a short term flexible lease. In addition, storage space may be available subject to negotiation.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: TBC

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Close to Junction 6 of the M4
- Good Onsite Parking
- Flexible Short Term Lease
- Gas Fired Central Heating
- Available immediately
- Suspended Ceilings

## Energy Performance Rating

D(93)

## Viewing and further information



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