

# STORAGE UNIT TO LET



**1,163 sq.ft. (108.04 Sq. M.)**

Old Carpenters Workshop, Old Works Yard

Vansittart Estate

Arthur Road

**Windsor**

SL4 1RU

**TOWN CENTRE LOCATION**

[kemptoncarr.co.uk](http://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

The Old Carpenters Workshop is a single storey building suitable for lock up storage ideally, possibly hobbyist space.

## Accommodation

	Sq. Ft.	M2
Old Carpenters Workshop	1,163	108.04

*Approx gross internal area (GIA)*

## Terms

Rental from £7,500 pax.

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

The units are available on new short term lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954. With terms to be agreed by negotiation.

## Business Rates

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

Rateable Value: T.B.C

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

## Amenities

- Close to Town Centre
- Parking
- Easy access to M4 (J6)

## Energy Performance Rating

T.B.C



## Viewing and further information



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**CROFT**

PROPERTY CONSULTANTS