

FREEHOLD OFFICE FOR SALE



1,865 Sq. Ft. (173 Sq. M.) Approx NIA

19 Russell Street

Windsor

SL4 1HQ

**TOWN CENTRE LOCATION WITH PARKING
SUITABLE FOR RESIDENTIAL CONVERSION STPP**

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Windsor is located 24 miles to the west of central London and 12 miles from Heathrow Airport. There are excellent transport links with the M4 (J6) close by providing a direct link to the M25 (J15). There are two train stations providing a service to central London (Waterloo & Paddington). On the completion of the Elizabeth Line in 2022 there will be a direct link, via Slough, to the West End, City and Canada Wharf.

19 Russell Street is just a few minutes walk from the town centre shops, restaurants, hotels, and theatre in historic Windsor. The River Thames, Windsor Castle and Windsor Great Park are all nearby. A number of international companies are based in offices on Victoria Street which is less than 100 yards from the subject property.

Description

19 Russell Street is a modern two-storey office building with forecourt parking. The office space is mainly open plan on both floors with reception area, fully fitted kitchen and large meeting room.

Gas fired heating and air-con units.

Car Parking – there is space for at least 3 private vehicles to park on the forecourt to the property.

Additional resident's parking is available on Russell Street and the adjacent Alexandra Road.

Accommodation

	Sq. Ft.	M2
Ground Floor	1,079	100
First Floor	786	73
TOTAL AREA (NIA)	1,865	173

Measurements above based on Net Internal Area of Offices

Gross Internal Area (GIA) has been assessed from site measurements at 2,050 sq.ft. (190.5 sq.m.)

Energy Performance Rating

C-60

Town Planning

The property has been in office use for many years but with reference to the RBWM's planning portal planning permissions (now time expired) have been granted as follows:-

22nd April 2015 (Ref.No.15/01187/Class O) - consent to convert existing building to 2 x 2 bedroom apartments.

5th May 2010 (Ref. No. 10/00421/FULL) - consent to demolish and build 2 x 3 bed semi-detached houses.

Terms/Price

We are instructed to offer for sale the freehold interest in the subject property with the benefit of vacant possession on completion.

Price £800,000

Business Rates

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

Rateable values

Ground Floor:
Room 1 - £8,700
Room 2 - £3,650
Room 3 - £2,200

First Floor: £10,250

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.

We are advised that VAT will be chargeable on the sale price.

Viewing and further information



Ron Gower

ron.gower@kemptoncarr.co.uk

07831 899443



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



