

BUSINESS UNIT TO LET



2,990 sq.ft. (**278** sq.m.) Approx G.I.A.

Unit 5 Windsor Business Centre
Vansittart Estate

Windsor

Berkshire

SL4 1SP

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Windsor forms part of The Royal Borough of Windsor & Maidenhead and benefits from excellent transport links due to its proximity to the M4. Both the A308 and A355 connect Windsor to the M4, which is less than 3.5 miles to the north of Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network.

Description

Vansittart Estate is within walking distance of the Town Centre and all amenities. Unit 5 provides office accommodation, finished to a good standard, production and storage space. Electric roller shutter door and loading/unloading provision.

Accommodation

| | Sq. Ft. | M2 |
|--|--------------|------------|
| Ground & 1st Floor offices plus warehouse/storage facility | 2,990 | 278 |
| Total | 2,990 | 278 |

Approx gross internal area (GIA)

Terms

Rental: £50,000 per annum exclusive

The rent is exclusive of business rates, estate charge, insurance and utilities, and is subject to VAT.

The unit is available on a new flexible lease direct with the landlord for a term from 6 months up to 3 years.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £30,750

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

Amenities

- Modern unit
- Flexible lease terms available

Energy Performance Rating

D-97



Viewing and further information



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