

GROUND FLOOR OFFICES TO LET

Ewith



1,500Sq.Ft. (**144**Sq.M.)approx. N.I.A.

Kings Road House

2 Kings Road

Windsor

Berkshire

SL4 2AG

SUITABLE FOR VARIETY OF USES SUCH AS MEDICAL - STP

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Kings Road House is located at the junction of Kings Road and Sheet Street and therefore occupies a very prominent position on the southern edge of the town centre. The main shops in High Street/Peascod Street are just 5 minutes walking distance away. The Long Walk and entrance to Windsor Great Park are very close to the subject property.

Description

A self-contained ground floor office with a mix of private and open plan space.

The offices further benefit from allocated car parking for 8 cars.

Accommodation

	Sq. Ft.	M2
Ground Floor Offices	1,550	144

Approx net internal area (N.I.A.)

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The offices are elected to pay VAT.

EPC

D-99

Terms

A new lease is available direct from the landlord for a term of 3 years and upwards.

Rent: £40,000 pax

The above rent is exclusive of business rates, service charges, insurance and utilities.

Business rates

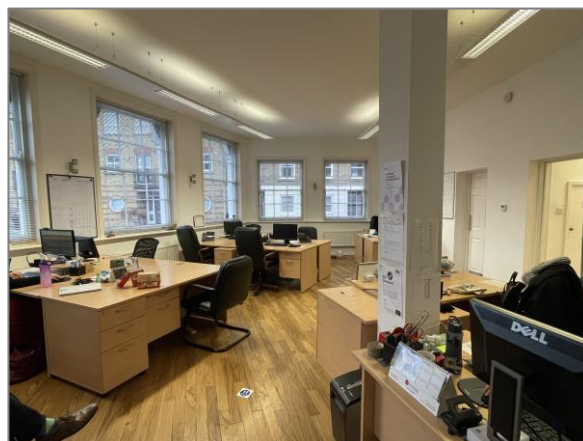
The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £28,500

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

Amenities

- Self-contained
- Gas Fired Central Heating
- Male and Female WCs
- Fitted Kitchen
- Boardroom
- Parking for 8 cars



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Ron Gower

ron.gower@kemptoncarr.co.uk

07831 899443

