

PROPERTY PARTICULARS

Unit 6 Windsor Business Centre

Vansittart Estate Windsor SL4 1SP



TO LET

MODERN BUSINESS UNIT 3,110.00 SQ FT (288.89 SQ M) Approx



Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – <http://www.commercialleasecodeew.co.uk>

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LOCATION

Windsor is approximately 2 miles from junction 6 of the M4 motorway providing excellent access to the M25 and the nations motorway network. Heathrow Airport is a 15-minute drive. The town has two rail stations serving London Paddington/City (Elizabeth line) and London Waterloo and the South West.

DESCRIPTION

The unit is within walking distance of the Town Centre and all the amenities. The unit provides an excellent warehouse storage unit with a small self-contained office area at the first floor.

- 7 Parking spaces
- Roller Shutter door
- WC's
- Three Phase Power
- Small Office



ACCOMODATION

Ground floor & First Floor	2,673.00 sq ft (248.30 sq m)
First Floor	437.00 sq ft (40.59 sq m)
Total	<u>3,100.00 sq ft (288.89 sq m) GIA Approx</u>

TERMS

The accommodation is being offered on a new lease terms by negotiation.

RENT

£60,000.00pax

VAT

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

BUSINESS RATES

We are verbally advised by RBWM that the rateable value for the current year is £50,000.00 Please make your own enquiries.

EPC

Energy rating TBC

PLANNING USE

Class E – Please confirm with RBWM for your proposed use.

LEGAL COSTS

Each party to bear their own

VIEWINGS

Strictly by prior appointment via the sole agent Mark Potter T: 01753 303322

E: mpotter@potterassociates.co.uk

W: www.potterassociates.co.uk

45a High Street Eton Windsor Berkshire SL4 6BL

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