

PROPERTY PARTICULARS

First Floor

Regency House 4 Clarence Road Windsor SL4 5AD



TO LET

OFFICE/STUDIO 1,400 SQ FT (130.05 SQ M)



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 suite is situated at first floor level with its own front door and comprises a mainly open plan area with two self-contained offices to the front. Heating/ventilation is provided by a mixture of gas fired central heating and air conditioning. A kitchen is provided with a sink, built in fridge, dishwasher and microwave.

ACCOMMODATION

First floor 1,400 sq ft (130.00 sq m)

Total 1,400 sq ft (130.00 sq m)

TERMS

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

RENT

£22,000.00 per annum exclusive.

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 £22,000 Please make your own enquiries.

EPC

Energy rating E108

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: 07970 783107

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