

Property

# 1 St Flr 4, Clarence Road, Windsor, Berks, SL4 5AH

Valuation

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## Valuation

Future rateable value (from 1 April 2023)

**£22,000**

This will be the rateable value for the property. It is not what you will pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate what the business rates bill may be from 1 April 2023](#)

### Valuations for this property

Valuations <sup>?</sup>	Effective date <sup>?</sup>	Rateable value
<b>FUTURE</b> from 1 April 2023	1 April 2023	£22,000
<b>CURRENT</b> <a href="#">1 April 2017 to present</a>	1 April 2017	£18,750
<b>PREVIOUS</b> <a href="#">1 April 2010 to 31 March 2017</a>	1 April 2010	£16,750

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### Valuation details

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#### How the rateable value is calculated

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The Valuation Office Agency (VOA) uses a 'rental' method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 584683](#) which groups comparable properties together.

[More about how business properties are valued](#)

### Offices floor areas

Description	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	Value <sup>?</sup>
First floor office	123.7	£175.00	£21,648
First floor kitchen	2.1	£175.00	£368
<b>Total</b>	<b>125.8</b>		<b>£22,016</b>

### Valuation

<b>Total value</b>	<b>£22,016</b>
<b>Rateable value (rounded down)</b>	<b>£22,000</b>

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