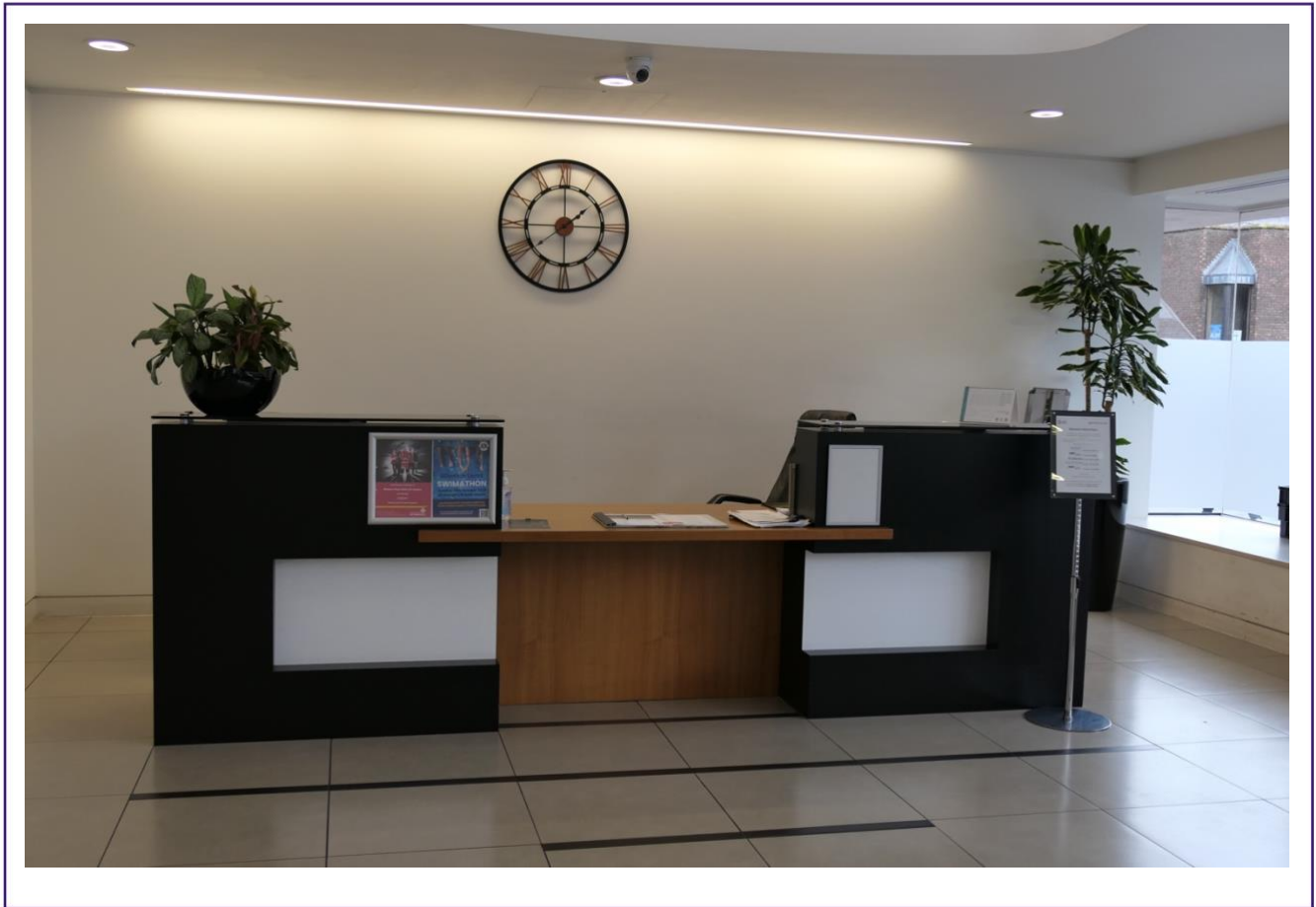


**TO LET**  
**PLUG AND PLAY SELF-CONTAINED TOWN CENTRE OFFICES WITH**  
**EXCELLENT PARKING**  
**APPROX 1,890 sq ft 175.57 sq m**



**SUITE 1 THIRD FLOOR MINTON PLACE VICTORIA STREET WINDSOR**  
**BERKSHIRE SL4 1EG**



**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

Minton Place is situated in the heart of Windsor town centre. It is a short walk to Windsor & Eton Central station providing services into London Paddington, The City, Canary Wharf via the Elizabeth Line and to the West. Windsor and Eton Central Station provides services to London Waterloo. Junction 6 the M4 motorway is a 5-minute drive connecting with the M25 and the rest of the nations motorway network. Heathrow Airport is a 15 minute drive.

## DESCRIPTION

Minton Place is a modern purpose built office building located in the centre of Windsor within a short walk of all the local amenities, shops, cafes and restaurants and close to the main shopping areas of Peascod Street and Windsor Yards. In addition, on the ground floor is a large 24-hour gymnasium plus to childrens activity play centres on William Street.

The offices provide a suite being fully fitted with IT cabling ready for swift occupation with the following specification:

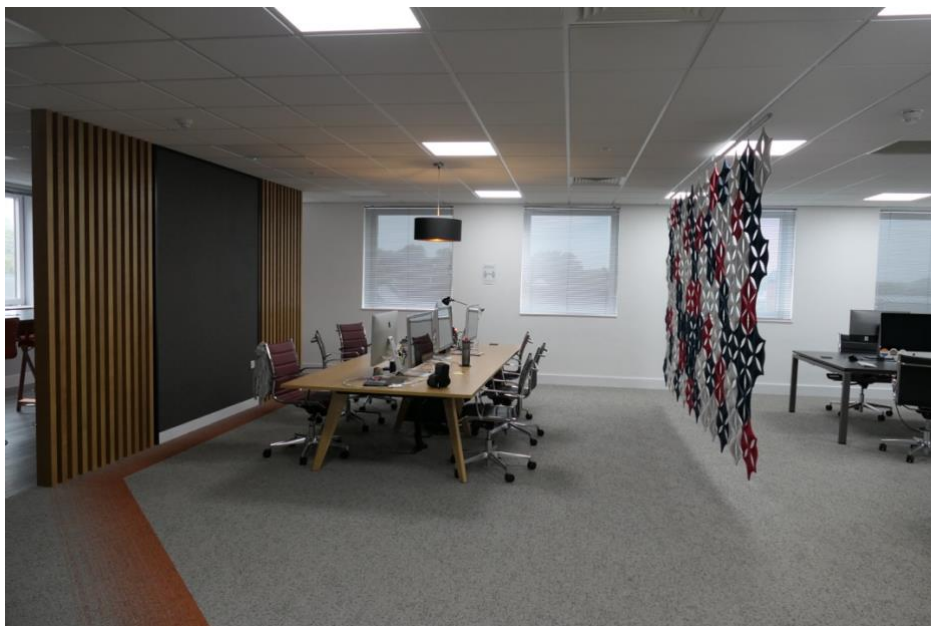
- Meeting room
- Air conditioning
- LED lighting
- Suspended ceiling
- Raised floors
- Manned reception
- Carpeted throughout
- Male and Female WC's with showering facilities
- Cycle storage
- Underground parking at a ratio of 1 space per 300 sq ft.

## ACCOMODATION

Third Floor

Suite 1                      1,890.00 sq ft (175.57 sq m)

**Total                      1,890.00 sq ft (175.57 sq m)**





#### **TERMS**

The accommodation is being offered on very flexible lease terms by negotiation.

#### **RENT**

Quoting rent – £32.00 psf.

#### **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 the rateable value is £45,750 Please make your own enquiries with RBWM 01753 683800

#### **EPC**

Energy rating D

#### **LEGAL COSTS**

Each party to bear their own

#### **VIEWINGS**

Strictly by prior appointment via the sole agent Mark Potter T: 07970 783107

T: 01753 303322

E: [mpotter@potterassociates.co.uk](mailto:mpotter@potterassociates.co.uk) W: [www.potterassociates.co.uk](http://www.potterassociates.co.uk)

**Windsor Office | 45a High Street, Eton, Windsor, Berkshire, SL4 6BL**