

Popular location


Suite F2a, Fairacres, Dedworth Road, Windsor, SL4 4LE

Open plan offices, a private office /meeting room and kitchen together with 4 parking spaces on the popular Fairacres Estate.

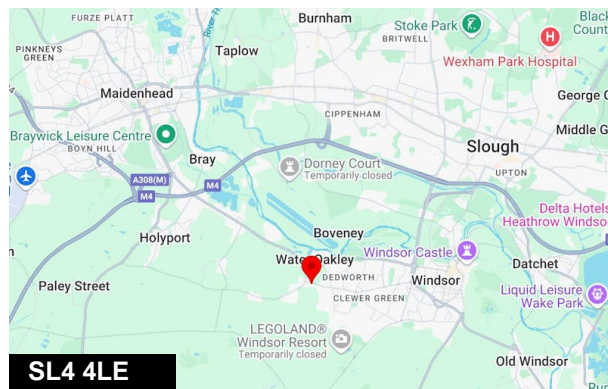
Available Size	635 sq ft / 58.99 sq m
Rent	£19.50 per sq ft subject to contract and financial status
Service Charge	£8,795 per annum subject to annual reconciliation
Business Rates	The property benefits from 100% small business rates relief. Interested parties must verify with The Royal Borough of Windsor & Maidenhead
EPC Rating	C

KEY POINTS

- Presented to a good standard
- Popular workplace location
- 4 private parking spaces
- New lease

Location

Fairacres is a popular business and workplace estate, two miles west of the Town Centre with a prominent position fronting Dedworth Road, between Tesco, Aldi, neighbourhood retail parades, newsagents, pharmacies, Costa Coffee and a large residential catchment. The town benefits from excellent transport links due to close proximity to the M4 - the A308 and A355 Royal Windsor Way connect Windsor to the M4 at Junction 6. The M3 is 11.3 miles to the south past Legoland. Both motorways connect the town to the M25 and the wider motorway network. Maidenhead is within easy distance as is Heathrow Airport.



Description

Situated on a private estate, Suite A4 Fairacres forms part of a terraced office over two floors overlooking the car park and corner frontage with Tinkers Lane. The ground floor provides a shared lobby entrance with stairs to the first floor mainly open plan offices with a kitchen / break out area and a private meeting rooms. The offices are finished to a good standard. Private parking is available.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Self contained suite	635	58.99	Available
Total	635	58.99	



Terms

Available on a new lease at a rent of £19.50 per sq.ft. exclusive per annum, subject to contract.

Viewing & Further Information

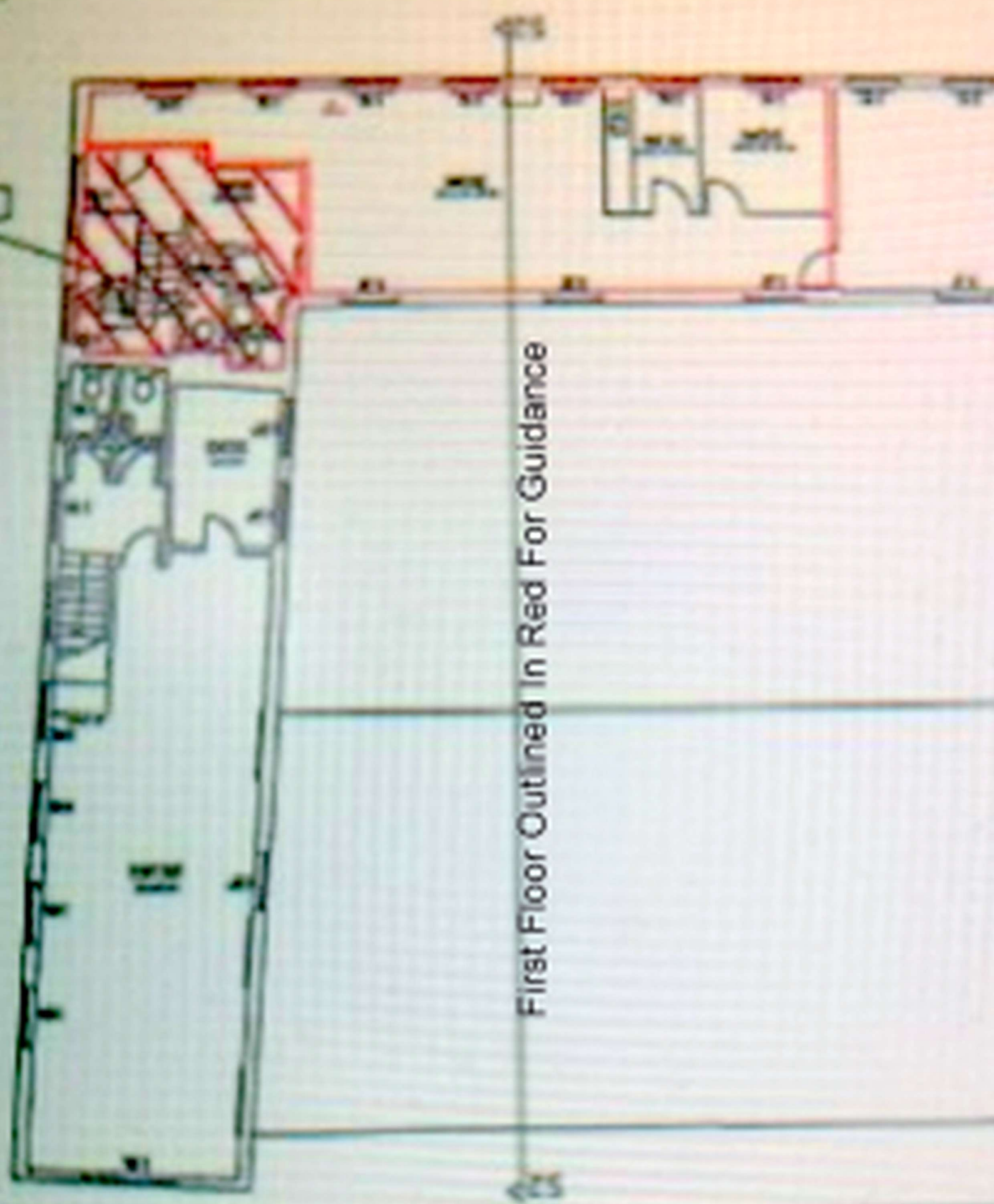
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FIRST FLOOR



First Floor Outlined In Red For Guidance