



## Character First Floor & Second Floor Offices on Windsor High Street

### Offices

7 High Street, Windsor, SL4 1LD

Office

# TO LET

**286 to 1,588 sq ft**  
(26.57 to 147.53 sq m)

- Quality office suite
- Air conditioning
- Excellent location
- 24/7 access
- WC with shower
- Car parking to the rear at an additional cost
- LED lights

# Offices, 7 High Street, Windsor, SL4 1LD

## Summary

<b>Available Size</b>	286 to 1,588 sq ft
<b>Rent</b>	£10,000 - £46,500 per annum exclusive payable quarterly in advance
<b>Business Rates</b>	Please enquire with agent
<b>Service Charge</b>	£7.50 per sq ft approx payable quarterly in advance
<b>Car Parking</b>	£1,100 per space payable quarterly in advance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

7 High Street, Windsor, is a Grade II listed commercial building that comprises four floors: a basement, a ground floor shop, and first and second floor offices. A car park and courtyard area can be found to the rear. Access to the offices is made via the rear alley adjacent to the car park. Each office suite benefits from its own kitchenette and WC with a shower. The quality is of a high standard, providing an excellent working environment. Throughout the property, it has exquisite listed features providing additional charm and character.

## Location

Windsor is a historic and charming town situated in the county of Berkshire. There are a variety of amenities within a stone's throw away, such as M&S, Waitrose, Starbucks, The Ivy, Daniel Department Store and Vodafone. The long walk is a short distance from the property, providing a tranquil walk and excellent views of Windsor Castle. Windsor & Eton Central train station is approximately a 5-minute walk, providing regular trains to Slough, where further connections can be provided to Reading and London Paddington. The J6 of the M4 can be accessed via A332, allowing a travel time of approx 25 minutes to Reading and London Heathrow within 15 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Basement - Suite 5	470	43.66	£10,000 /annum	Available
1st - Suite 2	307	28.52	£14,000 /annum	Available
1st - Suite 3	525	48.77	£22,500 /annum	Available
2nd - Suite 1	286	26.57	£12,000 /annum	Available
<b>Total</b>	<b>1,588</b>	<b>147.52</b>		

## Viewings

By arrangement with the agent only.

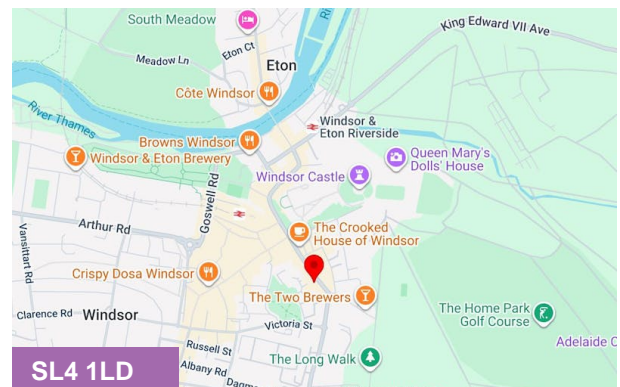
## Terms

A surrender and new lease will take place, which will be direct to the landlord.

## Business Rates

The tenant is responsible for paying business rates to the local authority.

## Service Charge



## Viewing & Further Information



### James Emes

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk



### Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk

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