



deriaz campsie
commercial property consultants | surveyors

TO LET

**BUSINESS UNIT WITH
MEZZANINE FLOOR**



25/26 Alma Road, Windsor, Berkshire, SL4 1QZ

BUSINESS UNIT WITH MEZZANINE SUITABLE FOR A VARIETY OF USES

www.deriazcampsie.com

T: 01753 854 555

Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX

Property

25/26 Alma Road, Windsor, Berkshire SL4 1QZ

- **Location**

The unit is situated in a terrace of railway arches just off Alma Road which is accessed from Arthur Road. The M4 Junction 6 is a five minute drive providing access to M25 and the rest of the nations motorway network. Heathrow Airport is a 15 minute drive. Both the Windsor and Eton Central and Riverside Stations are a short walk with regular services in to London Paddington and Waterloo.

- **Description**

The unit comprises a fitted railway arch with ground floor storage/production space and offices at mezzanine level. WC's are provided on the ground floor.

- **Accommodation**

Ground floor	2737 sq ft (254 sq m)
Mezzanine	1870 sq ft (174 sq m)

Total **4,607 sq ft (428 sq m)**

- **Terms**

A new lease is to be granted for a term to be agreed.

- **Rent**

Upon application

- **Rates**

We are verbally advised by RBWM Council that the current rateable value is £26,118 pa. Please make your own enquiries at the Council.

EPC

TBC

- **Legal Costs**

Each party to bear its own legal fees in this transaction.

- **VAT**

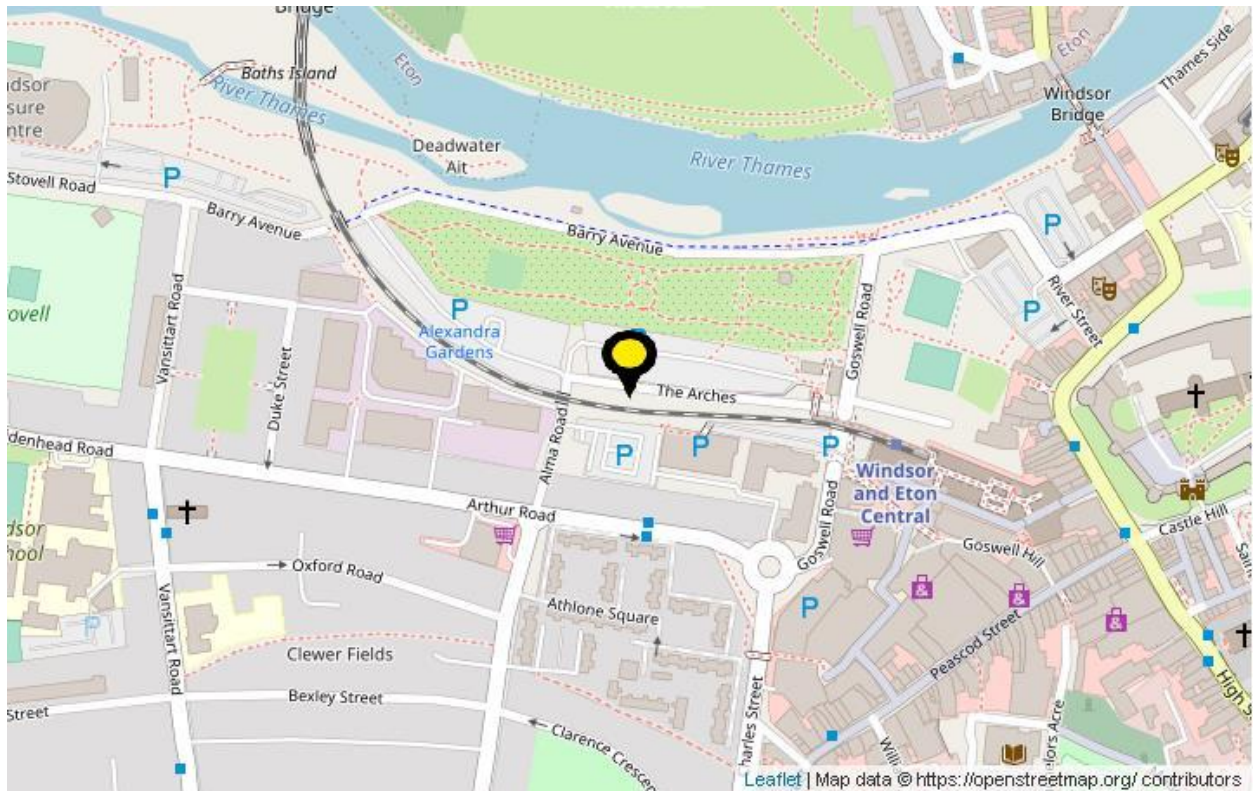
Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

- **Viewing**

Strictly by prior appointment via the sole Agents Deriaz Campsie 01753 854555

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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 – www.commercialeasecodeew.co.uk

Disclaimer

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