

A1 USE - NEW LEASE

**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

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WINDSOR ROYAL STATION - UNIT 24, SL4 1PJ



TO LET

Subject to vacant possession, by way of a new effectively full repairing and insuring lease for 10 years, subject to 5 yearly upwards only rent reviews.

COMMENCING RENT

£99,000 pa exclusive payable quarterly in advance.

FLOOR AREAS

	SQ FT	SQ M
Ground Floor:	1,195	111.02
First Floor:	462	42.92

NB. A new stair to be installed to access the first floor.

SERVICE CHARGE

The service charge for 2018 is estimated at £17.00 psf.

EPC

Available on request.

RATEABLE VALUE

To be advised. Interested parties are advised to contact the VOA.

SUBJECT TO CONTRACT & VACANT POSSESSION



- Over 75,000 sq ft of retail and F&B within the historic old station building.
- Neighbouring retailers include **Links of London, Jo Malone, Whistles, Phase Eight, Kuoni Jigsaw, French Connection, Mint Velvet** and **Space NK**.
- Prominent retail space to let as two units or combined.

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VIEWING

Simon Carr
020 7637 7100
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Or alternatively our joint agent BGP;
020 3551 5606

LINKS
LONDON

Phase Eight



FRENCH
CONNECTION

JIGSAW

SPACENK
APOTHECARY LONDON