

STUNNING HIGH GRADE OFFICES TO LET



6,808 Sq. Ft. (632.7 Sq. M.)

The Stables, New Lodge,

Windsor

Berkshire

SL4 4RR

WITH EXCELLENT ON-SITE PARKING

kemptoncarr.co.uk | Windsor office 01753 851251



Location

The building is located in a rural location on the edge of Windsor Great Park and just 5 miles from Windsor Town Centre and 6 miles from Junction 6 of the M4 with Junction 9 of the M4 also close by.

Description

The Stables comprises a stunning self-contained office building set within attractive landscape grounds approached via electric security gates with excellent on-site parking.

The Stables being fitted out to a high standard to provide high grade unique offices in landscaped grounds with excellent on-site parking facilities. The fit out provides for a unique environment for the discerning office tenant with high grade toilets, kitchen and catering facilities in a secure environment.

Accommodation

	Sq. Ft.	M2
TOTAL	6,808	632.71

Approx net internal area (NIA)

Terms

To be let on a new Full Repairing and Insuring Lease for a term to be agreed.

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Service charge: tbc

Business Rates

Rateable value: £139,000.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Biomass Boiler System
- High Quality Facilities Throughout
- High Grade Comms Room with Raised Floor and Air Conditioning Facilities
- Superbly Fitted Kitchen and Catering Facilities Provided
- Quality Toilet and Shower Facilities
- On-Site Parking for 40 Cars
- Electric Gated Entrance
- Available on a New Lease for a Term To Be Agreed

Energy Performance Rating

tbc

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

Patrick Pringle

ppringle@vailwilliams.com

0118 909 7400