

# A1 USE - NEW LEASE

jackson  
criss

West End House, 11 Hills Place  
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## WINDSOR ROYAL STATION - UNIT 21B, 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

£50,000 pa exclusive payable quarterly in advance.

### FLOOR AREAS

Ground Floor:

SQ FT

561

SQ M

52.12

Interested parties advised to verify areas independently.

### SERVICE CHARGE

The service charge for 2019 is estimated at £18.11 psf / pa.

### EPC

Available on request.

### RATEABLE VALUE

£51,000 (2017).

Interested parties are advised to contact the VOA to verify.

### 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 with immediate availability. Class A1 consent.

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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## VIEWING

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**LINKS**  
LONDON

*Phase Eight*

**Jo Malone**  
LONDON

FRENCH  
CONNECTION

**JIGSAW**

**SPACENK**  
APOTHECARY LONDON



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