

A1 USE - NEW LEASE

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

WINDSOR ROYAL STATION - UNIT 56, SL4 1PJ



TO LET

Subject to vacant possession, by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews. A3 use may be awarded STP.

COMMENCING RENT

£70,000 pa exclusive payable quarterly in advance.

FLOOR AREAS

	SQ FT	SQ M
Internal:	569	52.86
Covered Concourse Seating:	1,311	121.80
Remote Storage:	556	51.65

SERVICE CHARGE

The service charge for 2018 is £31,439 per annum.

EPC

Available on request.

RATES PAYABLE

Estimated at £26,622
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 **Café Rouge**, **Bella Italia**, **Bill's**, **Caffe Nero**, **GBK**, **Links of London**, **Molton Brown** and **Jo Malone**.
- Currently A1 but could look to secure A3 planning, subject to 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

Simon Carr

020 7637 7100

scarr@jacksoncriss.co.uk

Or alternatively our joint agent:
BGP
020 3551 5606

LINKS
LONDON

JO MALONE

Bill's

**BOBBI
BROWN**

**GOURMET
BURGER
KITCHEN**

Sweaty Betty
LONDON



**MOLTON
BROWN**
LONDON

North

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