

70 TANGIER LANE ETON

WINDSOR, SL4 6BB

TO LET
FLEXIBLE TERMS



Modern Office Building – To Let as a whole or in suites - 1,750 – 9,000 sq.ft.

FULLY REFURBISHED/IMMEDIATE OCCUPATION/MINIMAL CAPITAL OUTLAY
To Let on flexible terms for immediate occupation

LOCATION

Situated in the heart of Eton between the famous Eton College and the River Thames. Windsor Bridge provides access to Windsor Castle and Windsor Town Centre and is a short 5 minute walk away. Nearby there is a wide choice of hotels, restaurants and bars, including Gilbeys Restaurant, Cote Windsor, Christopher Wren Hotel & Brasserie, and Don Beni.

Windsor & Eton Riverside Station provides a half-hourly direct train service to London Waterloo and Windsor Central has a regular service to Slough and the Elizabeth Line (Crossrail).

Heathrow Airport is approximately 20 minutes drive from Eton.



DESCRIPTION

70, Tangier Lane occupies a prominent corner location at the junction of High Street and Tangier Lane and the owners have recently undertaken a substantial interior refurbishment.

- Air-conditioned offices on ground and two upper floors.
- 6 person passenger Lift.
- Fitted Kitchen/Break Out on each floor.
- Large Reception Area
- Toilets on all floors.
- Large surface level private car park 28 spaces (ratio of 1:325 sq.ft.)



Large reception area



Air conditioned mix of open plan and private offices/meeting rooms

Full height glazed partitioning offers a mix of open plan and private offices/meeting rooms.

The offices with fully fitted carpets, furniture and cabling are ready for immediate occupation with minimal capital outlay.

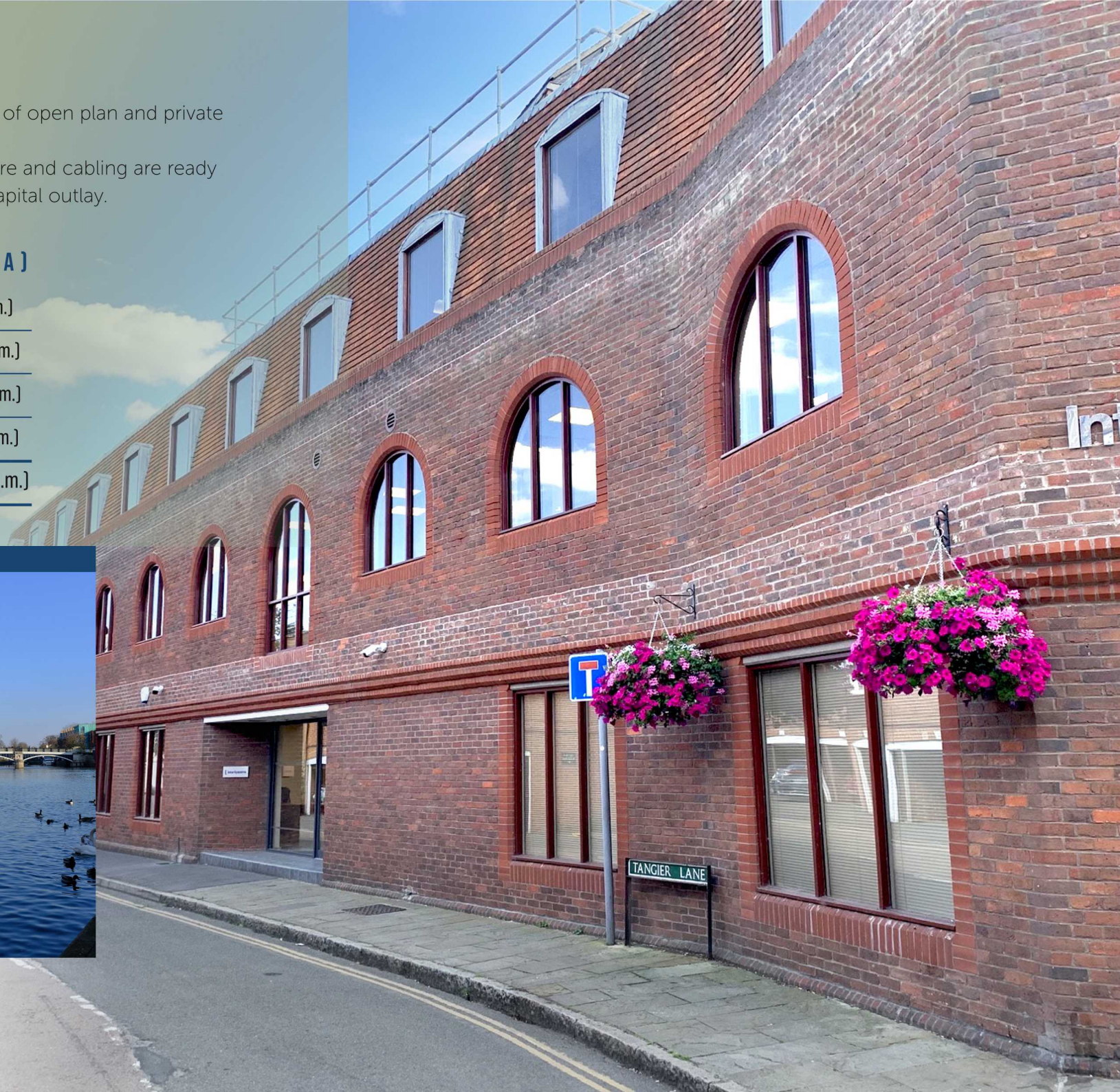
ACCOMMODATION (APPROX. NIA)

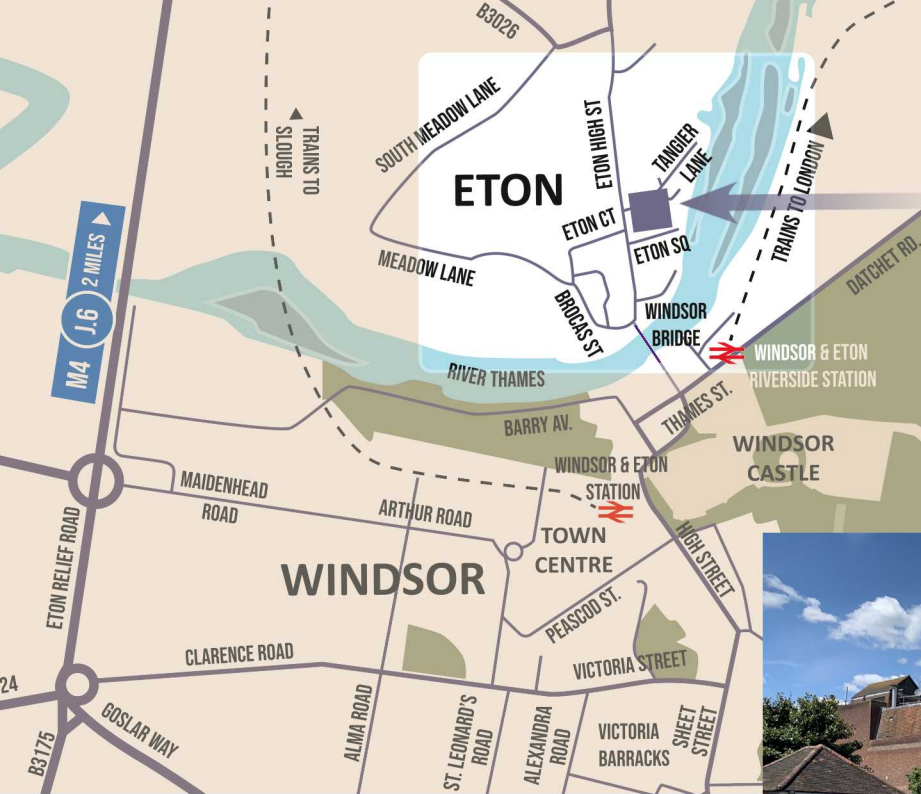
Ground Floor Reception	650 sq.ft.	[60.4 sq.m.]
Ground Floor Offices	2,975 sq.ft.	[276.5 sq.m.]
First Floor Offices	3,750 sq.ft.	[348.5 sq.m.]
Second Floor Offices	1,775 sq.ft.	[165.0 sq.m.]
Approx. Total Floor Area	9,150 sq.ft.*	[850.4 sq.m.]

*incl. Reception NIA - Net Internal Area



The River Thames and bridge at Windsor are 5 minutes walk away





Large surface level private car park



High quality fully fitted offices

AVAILABILITY & TERMS

The offices are available for immediate occupation on the completion of legal formalities. Leases will be granted direct by the owners on terms for 3 years and upwards. The current estimate of approximate annual costs are on a per sq. foot basis and ex VAT:-

- RENT** £24.50 per.sq.ft.
- BUSINESS RATES** £10.00 per.sq.ft
- SERVICE CHARGE** £7.50 per.sq.ft.

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.

VIEWING AND FURTHER INFORMATION

Contact Sole Letting Agents - Kempton Carr Croft

Ron Gower
 ron.gower@kemptoncarr.co.uk
 07831 899443

Luke Bennett
 luke.bennet@kemptoncarr.co.uk
 07385 467367



01753 851251
 kemptoncarr.co.uk