

FIRST FLOOR OFFICES TO LET

Ewith



1,935Sq.Ft. (**179.77**Sq.M.)approx. N.I.A.

First Floor 2-4 High Street

Datchet
Berkshire

SL3 9EA

CLOSE TO THE STATION, WITH CAR PARKING

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Datchet is an attractive Thames Side historic village associated with Windsor, circa eighteen miles west of Central London, two miles west of Junction 5 of the M4 and the M25 and Heathrow Airport being only five miles to the east.

The property is situated in a prominent corner position on the High Street, close to the junction with London Road, within walking distance of Datchet Railway Station. Nearby occupiers include Costa Coffee and niche independent retailers and eateries.

Description

The accommodation can be found at first floor level, via common entrance and stairwell, providing open-plan space with excellent natural light.

The suite would suite a variety of uses such as office, medical, possible leisure related uses subject to planning.

The office has the benefit of 3 private courtyard car parking spaces.

Accommodation

	Sq. Ft.	M2
Office	1,935	179.77

Approx net internal area (N.I.A.)

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The offices are elected to pay VAT.

Terms

Available on a new lease directly from the landlord.

Rent: £16 psf per annum exclusive.

The above rent is exclusive of business rates, service charges, insurance and utilities, all of which the tenant is to be responsible for

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: TBC

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

Amenities

- Suitable for a Variety of Uses STP
- 3 Car Parking Spaces
- Good Natural Light
- Village Centre Location
- Close to Railway Station

EPC

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Viewing and further information

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