



York House, Sheet Street, Windsor, SL4 1DD

York House provides "as new" town centre office space with an elevated and prominent frontage onto Sheet Street, with excellent parking.

Available Size	1,216 sq ft / 112.97 sq m
Rent	£30 per sq ft subject to contract
Rates Payable	£18.60 per sq ft for guidance only, including 5 parking spaces.
EPC Rating	B (38)

KEY POINTS

- Generous common entrance areas and reception
- Car park with dual lift upper ground access
- Excellent parking ratio 1 space: 310 sq.ft.
- On site buliding management and security concierge
- A private elevated landscaped courtyard with near views to The Long Walk
- Air conditioned, raised floors, great lighting and EPC Grade B
- Bike and shower facilities

Description

York House provides an outstanding building with a high standard newly presented office with excellent natural light and an elevated prominent frontage onto Sheet Street in Windsor town centre. Parking is provided in the lower ground undercroft level and surface car park, with lift access to the central atrium reception.

Location

York House is situated in Windsor's core business district, opposite the modern Victoria Barracks, adjacent to the renowned Long Walk, with its view to Windsor Castle, within a short stroll of Park Street the High Street and Bachelors Acre. The town benefits from excellent road rail and air communications added to by the M4 smart motorway, as well as the fast Elizabeth Line connection from Windsor Central Station. 27 minute fast travel time to Paddington via Slough. Both Windsor Central and Riverside Stations are within an easy walk as are the town's vibrant shopping restaurant, hotel and leisure facilities.

Accommodation

The accommodation comprises the following approximate area for guidance only:

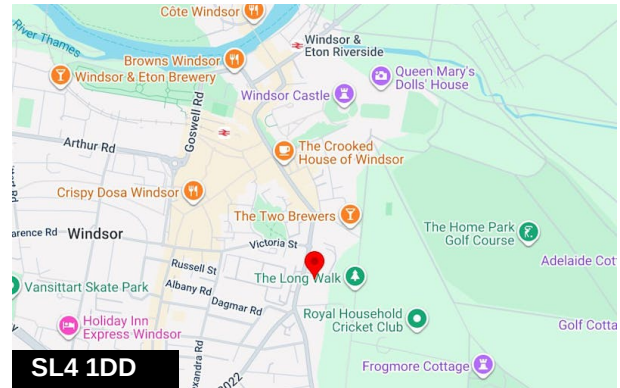
Name	sq ft	sq m	Availability
Upper Ground - Prestigious Space	1,216	112.97	Available
Total	1,216	112.97	

Viewings

Please email ct@chthomas.com or call Chris Thomas on Tel: 01753 839390

Terms

Available on a new lease, full terms subject to contract.



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

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