

Great Position



Christopher

Station House, 6 High Street, Datchet, SL3 9EA

Character village offices with a High Street balcony front door access and parking spaces opposite Datchet Railway Station.

Available Size	89 to 683 sq ft / 8.27 to 63.45 sq m
Rent	£234 - £800 per month per office, inclusive of service charge utilities building insurance and common area maintenance
Service Charge	Included
Business Rates	100% small business rates relief applies to those qualifying.
EPC Rating	D (93)

KEY POINTS

- Village centre position
- 100% small business rates relief
- On site parking currently available
- Character offices with good natural light and views
- Available new lease/s

Description

Entered via a porch and impressive front door / hallway leading to the first floor, comprising three interconnecting rooms and cloakrooms. A second floor provides additional office space with one larger room and a balcony overlooking the High Street, two further smaller rooms have views towards the village green. The offices are self contained with independent rear access and courtyard parking. Central heating, lighting, sash windows, intercom, kitchen / tea point.

Location

In the centre of this pretty Thames Side village forming part of a character period parade conveniently situated opposite The Manor Hotel by the village green and memorial. Easy access to the M4 (Junction 5) leading within a few miles to the M25 and Heathrow. Datchet Station provides a regular service to London Waterloo and Windsor Riverside.

Terms

The offices are available on new leases, initial flexi-lease 12 month commitments, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models. Full subject to contract terms on application.

Accommodation

Available as individual offices, or combined.

EPC

The premises benefit from Historic England Grade II Listing from 26th April 1984 ID: 40666.

Business Rates

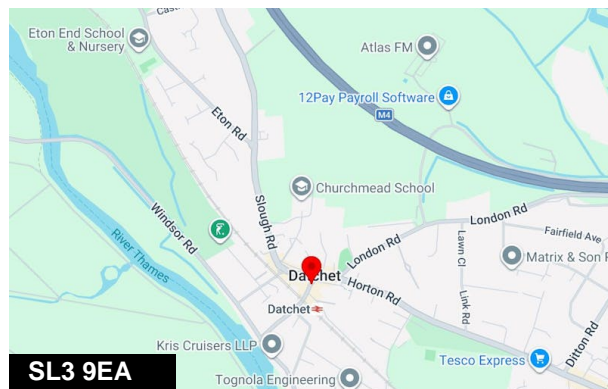
The Rateable Value currently enables qualifying tenant/s to benefit from 100% small business rates relief.

Transport Links

Datchet Station - opposite
M4 (Junction 5) - 2.1 miles approx
Heathrow - 6.4 miles approx

Video

- 6 High Street Datchet - <https://youtu.be/mUfncePbzbl>



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

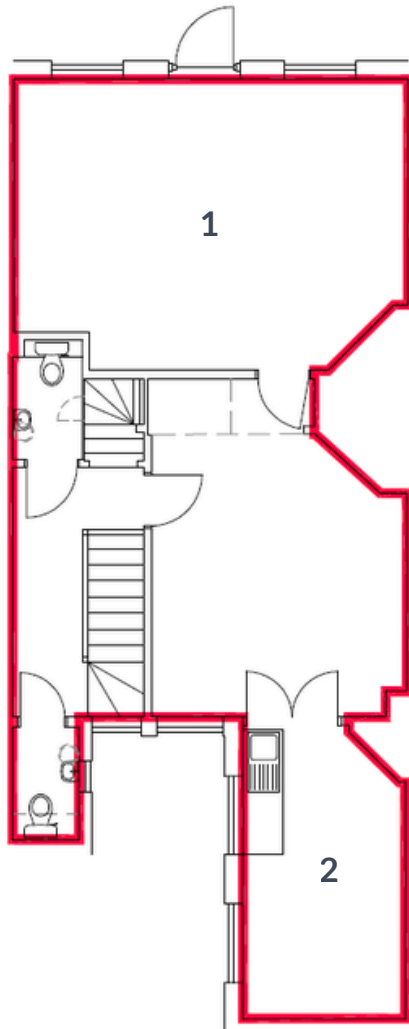
ct@chthomas.com

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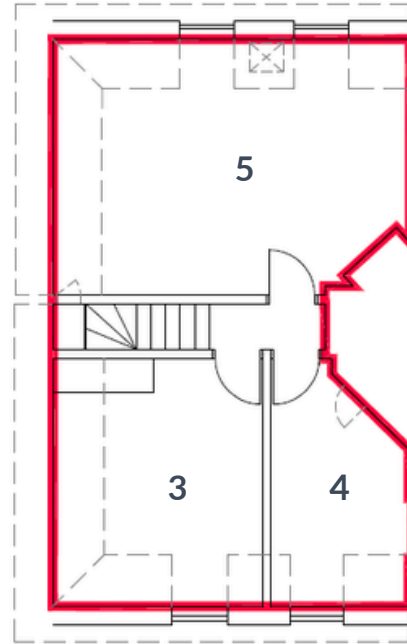




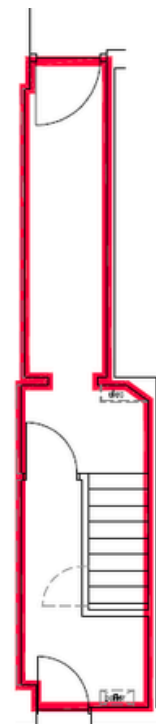
FLOOR PLAN



First floor



Second floor



Ground floor

- Suite 1: 270 sq ft | 25.08 sq m
- Suite 2: 124 sq ft | 11.52 sq m
- Suite 3: 124 sq ft | 11.52 sq m
- Suite 4: 89 sq ft | 8.26 sq m
- Suite 5: 200 sq ft | 18.58 sq m

Floor plan for illustrative purposes only. Not to scale.