

NEWLY REFURBISHED FITTED OFFICES ON ETON HIGH STREET

Available for immediate occupation



TO LET

1,957 to 4,267 sq ft (181.81 to 396.42 sq m)

TANGIER HOUSE

70 Tangier Lane | Eton | Windsor SL4 6BB

CGI: Reception, Ground Floor



Tangier House is a newly refurbished office building. The ground and second floors have undergone an extensive refurbishment, providing a CAT A plus fit-out.

The refurbishment works include a completely revamped air conditioning system, new carpets throughout, and modern lighting installed. Each office will be provided with brand new furniture. There is a generous car parking allocation, allowing a tenant to have a total of 12 car parking spaces if both floors are let together.

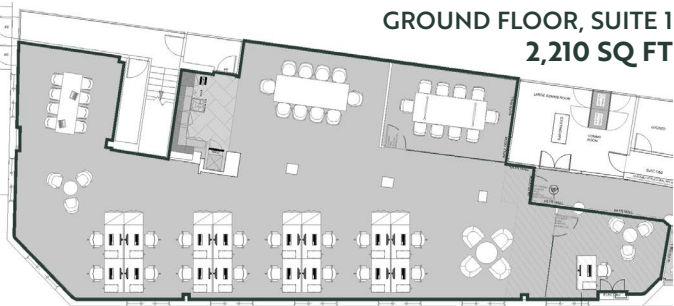
Each office will benefit from 16 workstations, kitchens, and breakout areas. The ground-floor office will include two meeting rooms and a director's office, and the second-floor office will comprise one meeting room.

TANGIER HOUSE

ACCOMMODATION

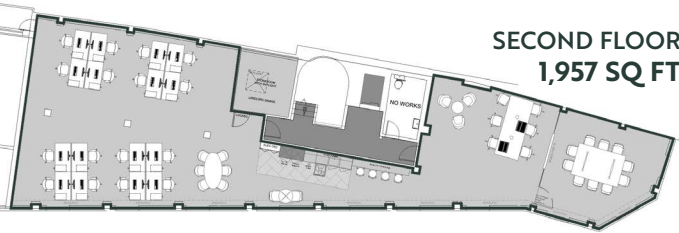
The accommodation comprises the following areas:

GROUND FLOOR, SUITE 1
2,210 SQ FT



	sq ft	sq m
Ground Floor, Suite 1	2,310	214.61
Second Floor	1,957	181.81
TOTAL	4,267	396.42

SECOND FLOOR
1,957 SQ FT



CGI: Teapoint, Second Floor



CGI: Teapoint, Ground Floor



High Street, Eton



**NEWLY
REFURBISHED**



**CAT A+
FULLY FITTED**



**1:356 SQ FT
CAR PARKING
RATIO**



**LET
INDIVIDUALLY
OR AS A WHOLE**



**FIBRE
CONNECTION**



**HIGH STREET
LOCATION**



**PASSENGER
LIFT**



**AIR
CONDITIONING**



**LED
LIGHTING**



TANGIER HOUSE

CGI: Office and teapoint area, Ground Floor



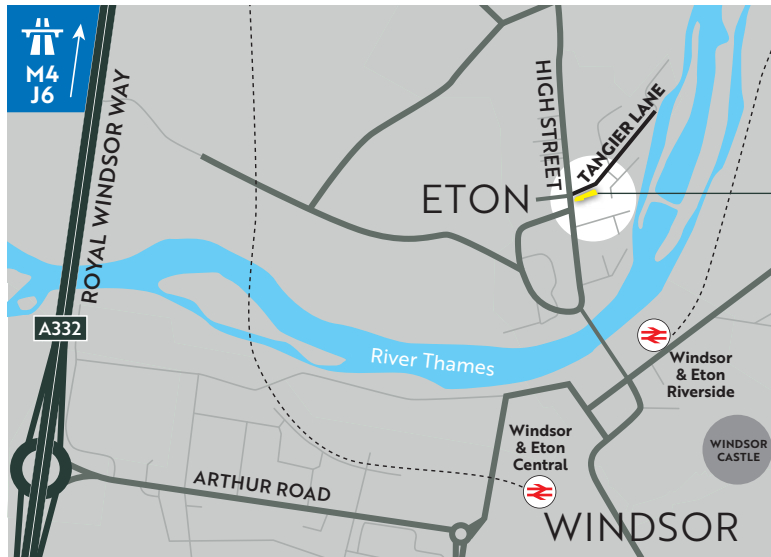
CGI: Meeting area, Second Floor

LOCATION

Eton is an affluent town next to Windsor, providing a unique and charming atmosphere. Tangier House is situated adjacent to Eton High Street. The High Street offers a number of boutique retail shops such as Studio 101 antiques shop, Manley Restoration, Eton antique Bookshop and Tom Brown Tailors. A variety of amenities are within walking distance, such as Costa Coffee, Côte, and Budgens.

Windsor and Eton Central Train Station is approximately 10 minutes' walk with a direct train to Slough, where further links to London and Reading can be made.

Windsor & Eton Riverside is approximately 5 minutes' walk, where direct trains to London Waterloo can be made in just under an hour.



70 Tangier Lane
Eton
Windsor **SL4 6BB**

TANGIER HOUSE



TERMS

New lease to be agreed directly with the landlord.

SERVICE CHARGE

Full details to be confirmed.

BUSINESS RATES

A new business rates assessment is required upon occupation.

RENT

£40 per sq ft exclusive.

VAT

Applicable.

LEGAL FEES

Each party to bear their own costs.

EPC RATING: B(35).

VIEWINGS & FURTHER INFORMATION

By arrangement with the joint sole agents.



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