

51

The New Inn
51 Eton Square
Eton, SL4 6BQ

1,633 sq ft
(151.71 sq m)

- Fully refurbished offices
- 3 car parking spaces
- Kitchenette
- New carpets
- Good natural light
- Air source heating system
- Available on a new lease



Fully refurbished offices in town centre, including parking

**FULLY
REFURBISHED**

TO LET

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Description

The offices are located in attractive period building close to Eton High Street, which have been extensively refurbished to provide flexible space on 2 floors. The refurbishment has included new lighting, toilet and kitchen facilities, air source heating and new carpeting throughout. Three on site parking spaces will be provided.

Location

The property is situated just off the High Street in the centre of this popular village and just 5 minute's walk from the River Thames and Windsor & Eton Riverside Station, providing a direct service to London Waterloo is nearby.

Distances from 51 Eton Square

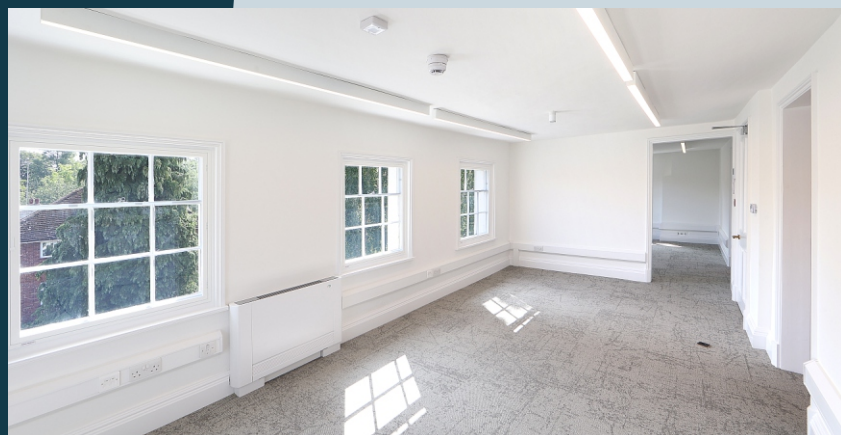
Windsor & Eton Riverside BR Station	0.3 miles
Windsor & Eton Central BR Station	0.5 miles
Windsor Town Centre	0.8 miles
A352 Eton Relief Road	1.7 miles
M4 Junction 6.	2.4 miles
Slough Town Centre	3.5 miles
M25 Junction 15.	5.9 miles
M40 Junction 1.	8.0 miles
Heathrow Airport	8.8 miles
Central London	23.2 miles

Accommodation

The accommodation comprises the following areas:

First Floor	1,002 sq ft	93.2 sq m
Second Floor	631 sq ft	58.6 sq m
TOTAL	1,633 sq ft	151.8 sq m

EPC: A-15



Terms: The premises are available on a new full repairing and insuring lease for a term to be agreed direct from the freeholder.

Business Rates: The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees: Each party will be responsible for their own Legal Costs.

VAT: All figures are quoted exclusive of VAT, which may be chargeable.

Viewings: By appointment through the joint letting agents:

Ron Gower: 07831 899443
ron.gower@kemptoncarrcroft.co.uk

David Pearce: 07921 820943
d.pearce@pagehardyharris.co.uk



These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable.

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