

Rarely Available



## Yard and Site Office, 65A Straight Road, Old Windsor, SL4 2SA

Great opportunity to rent well located yard space, next to Straight Road.

Available Size	3,935 sq ft / 365.57 sq m
Rent	£26,000 per annum
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### KEY POINTS

- Newly surfaced with a brand new on site office
- Conveniently situated for road access
- Part of a vibrant business estate, with popular shops at the front

## Description

A secure fenced yard with double gate access and a new single storey site office.

## Location

Straight Road forms a major arterial route between Windsor, Virginia Water, Egham and the M25 is easily accessible via Runnymede with the M4 close by via Datchet.

Situated to the side of 65 The Parade, one of the main parades in Old Windsor, on Straight Road, with Redwoods Estate Agents, The Italian Tailoring Shop, Friary Pharmacy and the popular Cafe Coffee and Snack bar to the front. The Yard forms part of a vibrant business estate with occupiers including Tiles Italia, Cutting Edge, Netlink Communications and ATC MOT amongst others.

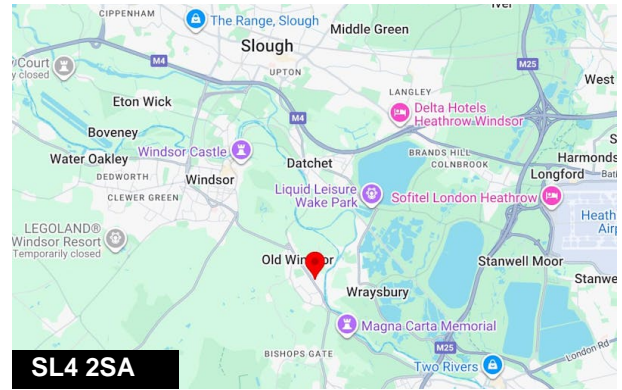
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - New office	450	41.81	Available
Ground - Fenced gated yard	3,485	323.77	Available
<b>Total</b>	<b>3,935</b>	<b>365.58</b>	

## Terms

Available on a new lease by arrangement.



## Viewing & Further Information

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