



Prime Position

## Kingsbury House, Sheet Street, Windsor, SL4 1BG

A quality modernised building with lift access presented in a traditional manner with potential to convert to prime residential

Available Size	3,210 to 4,000 sq ft / 298.22 to 371.61 sq m
Price	£1,495,000 including 2 parking spaces, subject to contract, plus VAT
EPC Rating	E (114)

### KEY POINTS

- Excellent town centre position
- Welcoming and well presented
- Lift access and impressive on site facilities
- Parking on site

# Kingsbury House, Sheet Street, Windsor, SL4 1BG

## Description

The property comprises a quality modern office building presented in a traditional manner fitted to a high standard to include architrave ceilings, a welcoming and well presented reception, lift access and impressive on site facilities, overlooking Sheet Street, Park Street and The Castle. Parking on site, 2 spaces. Interested parties must verify the measurements - floor areas are for guidance only and subject to interpretation.

Net Internal approx 3,210 sq.ft.

Gross Internal Approx 4,000 sq.ft.

## Location

Kingsbury House is situated in Windsor's vibrant town centre close to the High Street, Windsor & Eton Central and Riverside Stations, Windsor Castle and The Long Walk. Associated town centre facilities include retail, restaurant, hotel and leisure venues all of which are close by. Kingsbury House also benefits from good access to the M4 motorway via the Windsor Relief Road.

- Windsor Relief Road 1 mile
- M4 Motorway (J6) 1 1/2 miles
- Rail Windsor Central 800 yards
- Heathrow Airport 8 miles

## Accommodation

Name	sq ft	sq m	Availability
Lower Ground - Office	500	46.45	Available
Ground - Ground floor	685	63.64	Available
1st - First floor	675	62.71	Available
2nd - Office	675	62.71	Available
3rd - Offices	675	62.71	Available

## Viewings

Please contact us for further information and appointments to view these delightful offices - email [info@chthomas.com](mailto:info@chthomas.com) or telephone 01753 839390 for a friendly welcoming response.

## Terms

£1.5 million (plus VAT) subject to contract and financial status.



## Viewing & Further Information

**Christopher Thomas**

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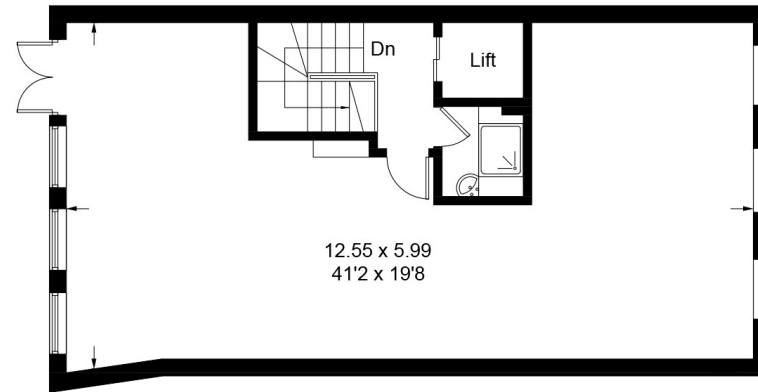
[ct@chthomas.com](mailto:ct@chthomas.com)

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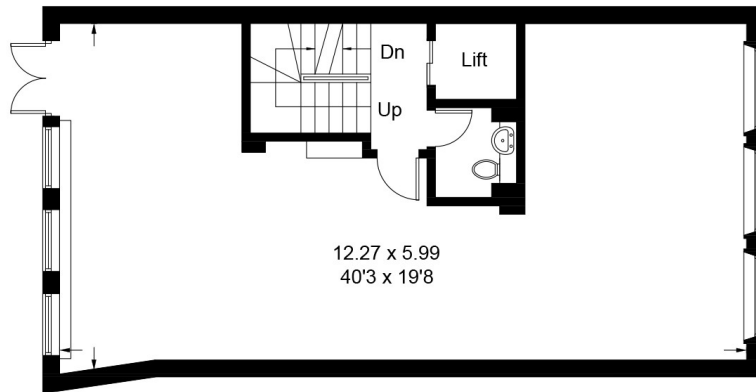




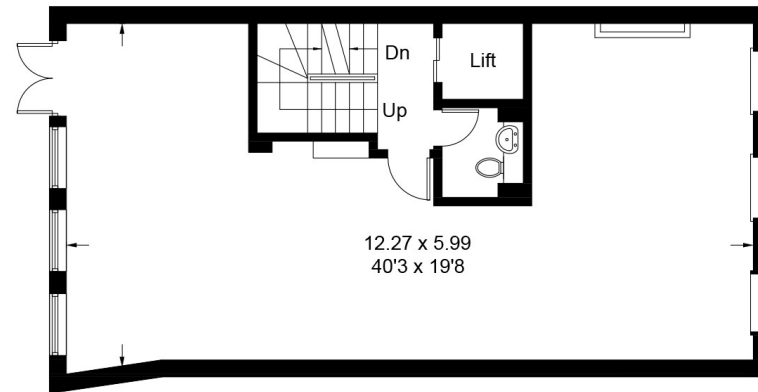




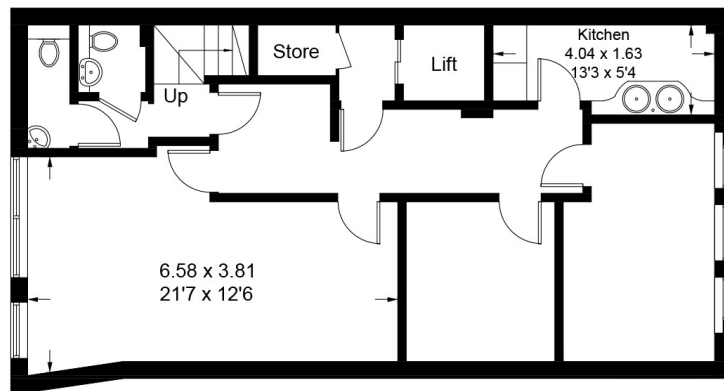
**Top Floor**



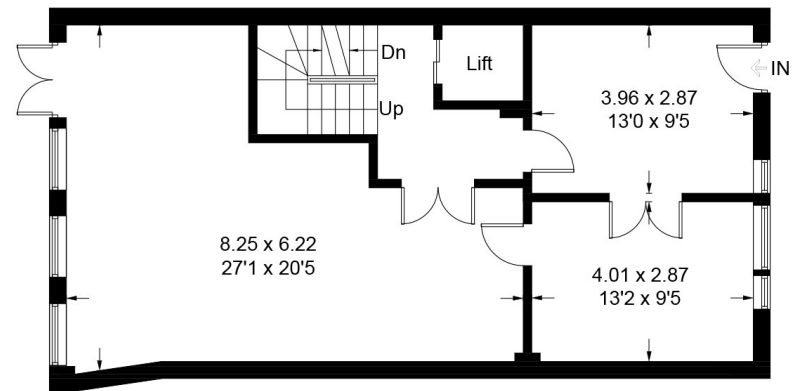
**First Floor**



**Second Floor**



**Lower Ground Floor**



**Ground Floor**