Christopher Thomas

Office

TO LET



Swan House, Madeira Walk, Windsor, SL4 1EU

Excellent town centre location overlooking Bachelors Acre - ground and first floor available

Available Size	916 to 2,529 sq ft / 85.10 to 234.95 sq m
Rent	£18.50 per sq ft
Service Charge	N/A
Rates Payable	£9.65 per sq ft interested parties must verify directly with the local authority The Royal Borough of Windsor & Maidenhead
EPC Rating	B (33)

KEY POINTS

- Air condtioned
- Private access
- On site parking

Swan House, Madeira Walk, Windsor, SL4 1EU

Description

Swan House is a self contained three story detached air conditioned building with lift access to the upper floors set in landscaped grounds. The specification includes:

- Air conditioning
- Mineral fibre suspended ceilings
- Perimeter trunking
- Lift

Location

Swan House is situated in a charming position, accessed via a period archway at the furthermost section of Madeira Walk, overlooking Bachelor's Acre and within yards of the High Street pedestrian passage. Car access is via Victoria Street.

Windsor and Eton Central Station (London Elizabeth Line via Slough) and the Riverside Station are both within a short walk as are the town's excellent retail leisure and restaurant facilities.

Accommodation

The accommodation comprises the following approximate range of areas:

Name	sq ft	sq m	Availability
Ground - Reception, meeting rooms, kitchen	1,613	149.85	Available
1st - Offices	916	85.10	Available
2nd - Offices	679	63.08	Occupied
Total	**3,208**	**298.03**	

Terms

Swan House is available to rent in various size suites. Terms on application.

Video

- Video - https://property-teaser-video.s3.eu-west-1.amazonaws.com/110b76d1-25b3-4b0b-bdfc-4e6b4197544e.mp4







Viewing & Further Information

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