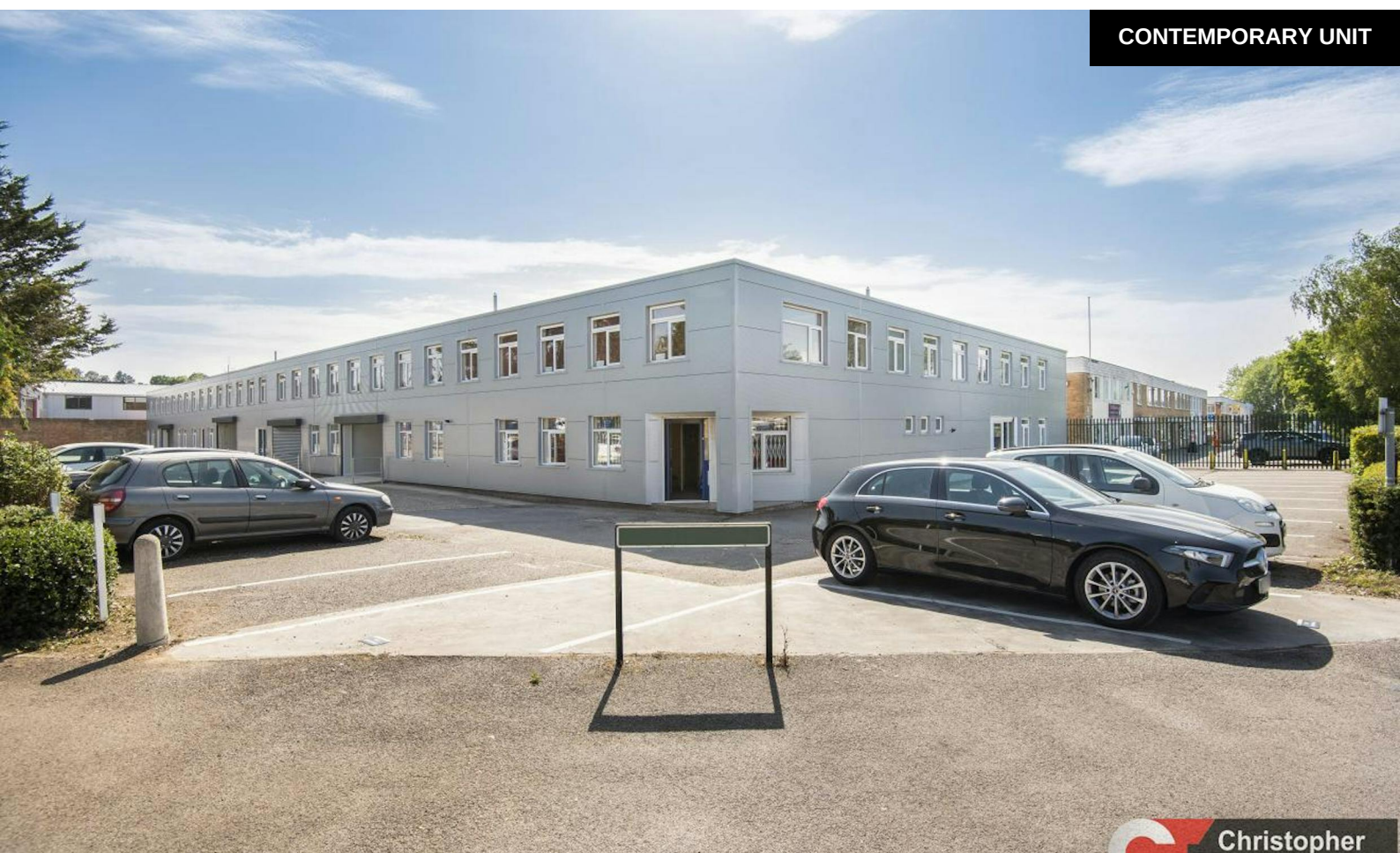


CONTEMPORARY UNIT



 **Christopher
Thomas**

Unit 2 Windsor Trade Centre, Fairacres, Dedworth Road, Windsor, SL4 4LE

Part of a modern terrace of industrial warehouse units in a popular location with good on site parking.

Available Size 4,422 sq ft / 410.82 sq m

Rent £18.50 per sq ft

Service Charge To be confirmed

Rates Payable £4.98 per sq ft

EPC Rating C (69)

KEY POINTS

- Good on site parking
- Contemporary elevations
- Six parking spaces
- 3 phase power
- Near shops, Tesco's, Costa, Aldi

Location

Fairacres is a popular well known estate in West Windsor on the prominent corner position of Dedworth Road / Tinkers Lane, close by to Tescos, neighbourhood parades, newsagents, pharmacies, Costa Coffee, Aldi and a large residential catchment.

Due to close proximity to the M4 the town benefits from excellent transport links - the A308 and A355 connect Windsor to the M4 at Junction 6. The M3 is 11.3 miles to the south past Legoland. Both motorways connect with the M25 London Orbital and Heathrow Airport is within easy reach.

Description

A modern terrace of industrial warehouse units with good on site parking, loading bays, ancillary offices, 3 phase power and clear portal span roofs. Good road frontage in an attractive part of the town, with convenient road access. This is the last available modern industrial warehouse unit in Fairacres.

Unit 2 has been renovated, newly decorated with carpeted offices. The external finish is modern profile clad providing a contemporary modern look. The unit has an electrically operated roller shutter loading door and good outside parking and an attractive frontage. The warehouse is complemented by first floor offices of 1,493 sq.ft

Accommodation

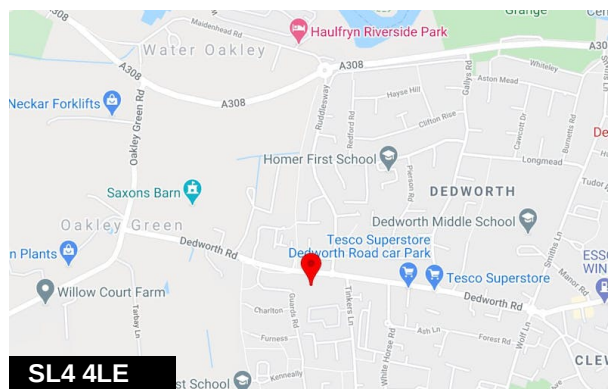
Floor/Unit	Size	Availability
Ground	2,930 sq ft	Let
1st	1,492 sq ft	Let

Registration and Viewings

For appointments to view and further information or to discuss please call Christopher Thomas on 01753 839390 / 07770 768342 or info@chthomas.com

Video

- Windsor Trade Centre - <https://youtu.be/H5Ha6FiVvqA>



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

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