

Outstanding parking



Hatch House, Riding Court, Riding Court Road, Datchet, SL3 9JT

Excellent last available business premises easy M4/Heathrow access, close to Datchet village and station, accommodation over two floors.

Available Size	782 to 1,585 sq ft / 72.65 to 147.25 sq m
Rent	£25 - £30 per sq ft
Service Charge	To be confirmed
Rates Payable	£9.50 per sq ft to include 25 parking spaces
EPC Rating	D (92)

KEY POINTS

- 25 courtyard parking spaces, circa 1:175
- Landscaped grounds
- Uninterrupted M4 access at J5
- Nearby occupiers include Ben & Jerrys, Unilever and European Waterways
- Available as individual 'wings' or as a whole over two floors

Location

Hatch House is situated just outside of Datchet village centre and is approached by a private estate road. The scheme has direct access to Junction 5 of the M4, onto Heathrow at Junction 4 and into London. Datchet is on the Waterloo main trainline with a regular 37 trains a day service.

Description

Self-contained offices, available separately or combined, carefully designed by local architects, to a character barn style contemporary office, centred around an attractive landscaped courtyard with a total of 25 parking spaces for the whole space. The offices benefit from air conditioning, a new heating system and a fitted kitchen. They are newly carpeted and decorated throughout.

Accommodation

Name	sq ft	sq m	Availability
1st - First Floor - Front	256	23.78	Let
1st - First Floor LHS	803	74.60	Available
Ground - Ground RHS	982	91.23	Let
1st - First Floor RHS	782	72.65	Available
Ground - Ground LHS	1,344	124.86	Let
Total	4,167	387.12	

Viewings

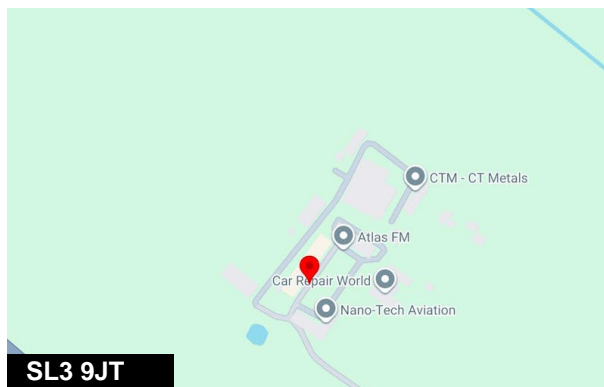
For viewings and further information please contact Chris Thomas on 07770 768342 or email ct@chthomas.com

Parking allocation

Parking spaces are available with each suite at approximately one space per 175 sqft.

Video

- Video - <https://youtu.be/Fzhl6MVQvsY>



Viewing & Further Information

Christopher Thomas

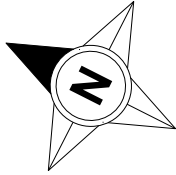
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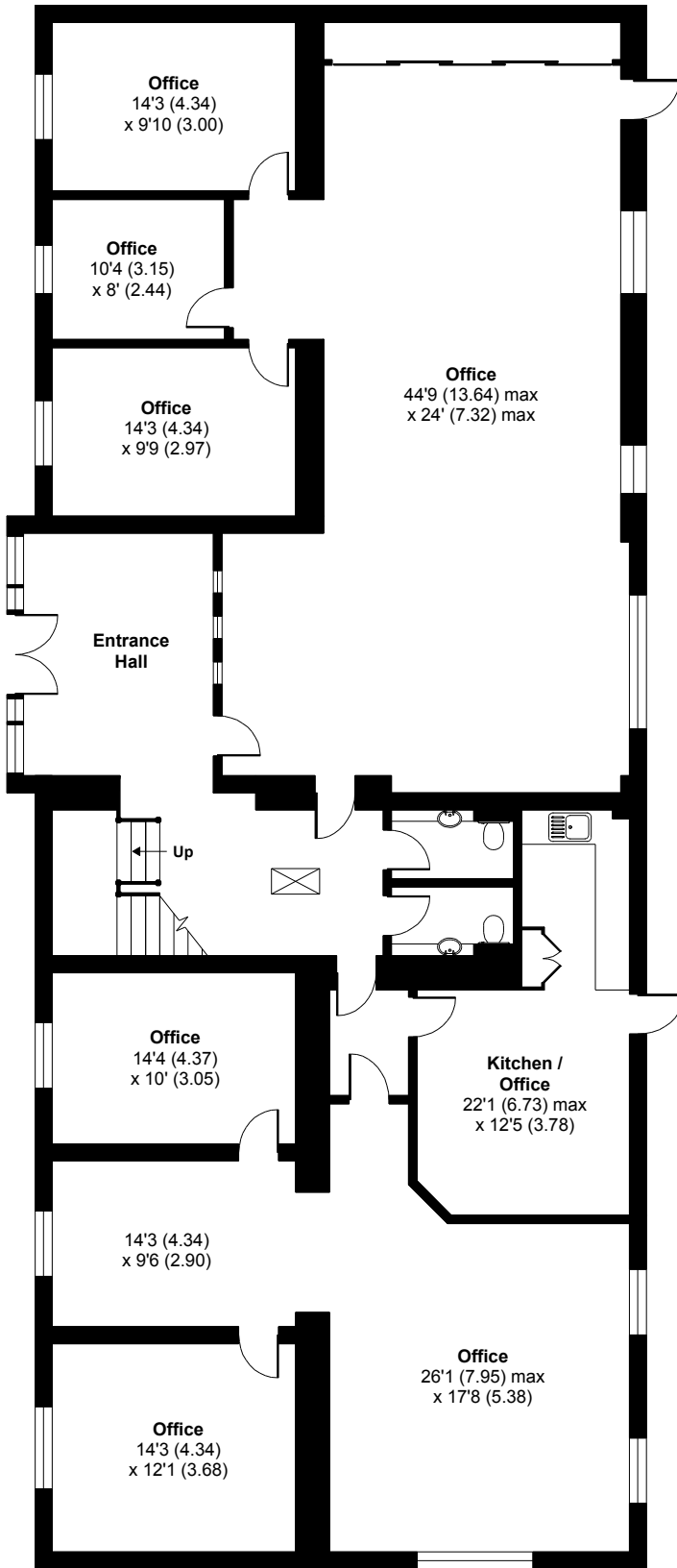
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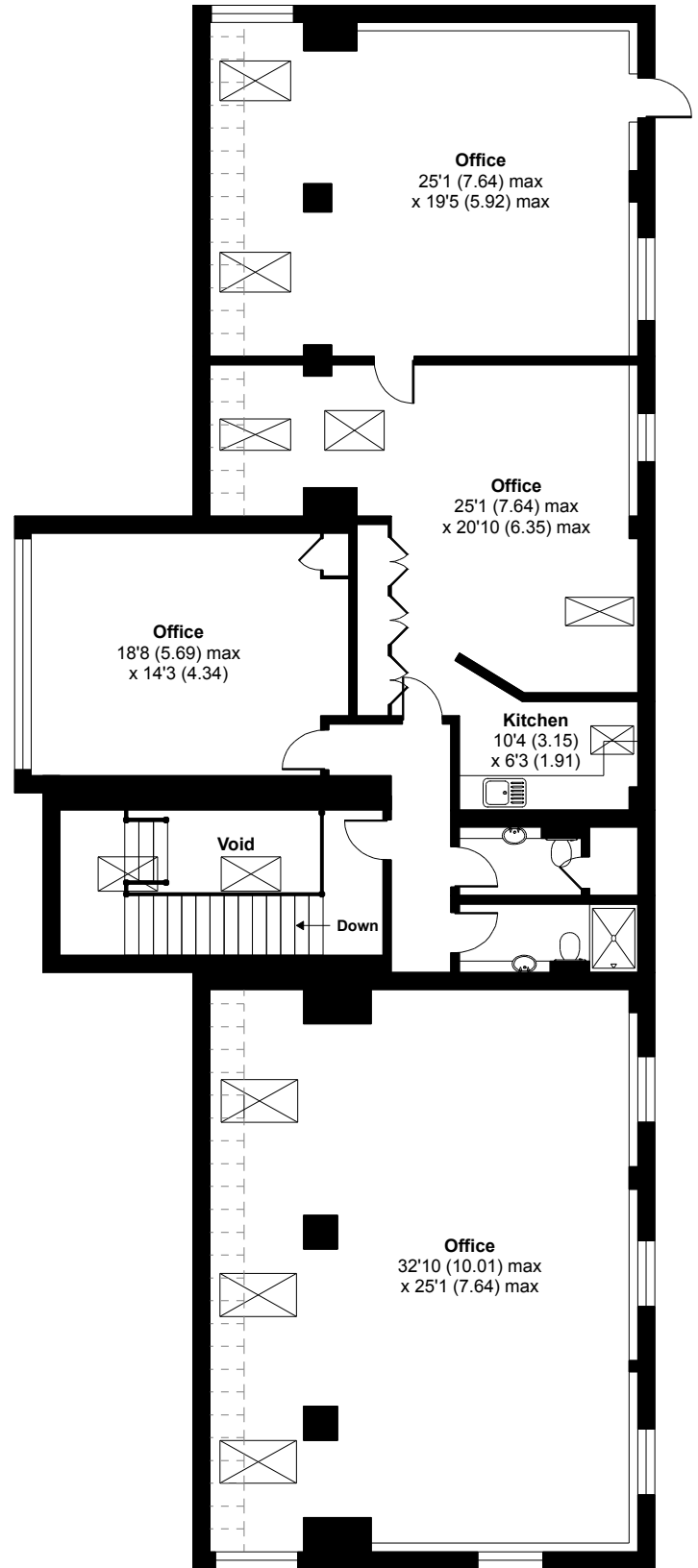
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Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR