

Prince Leopold House

71-73 Victoria Street, Windsor, SL4 1EH

 DE SOUZA



TO LET

640 TO 1,890 SQ FT
(59.46 TO 175.59 SQ M)

£35 PER SQ FT GUIDE

Newly refurbished office space with secure courtyard parking in the heart of Windsor.

- Fully refurbished
- Air conditioned
- 3 secure on site parking spaces
- LED lighting
- Good natural light
- Roof terrace and courtyard
- EPC B

020 8707 3030
desouza.co.uk

Summary

Available Size	640 to 1,890 sq ft
Rent	£35 per sq ft Guide
Rates Payable	£11.95 per sq ft 100% small business rates relief available on 2nd floor subject to eligibility
Service Charge	£5 per sq ft
EPC Rating	B (49)

Description

Prince Leopold House is a modern, self contained property providing newly refurbished offices together with 3 car parking spaces in a secure courtyard.

Location

The Royal Borough of Windsor in Berkshire has excellent air, road, and rail communications. Commuting could not be easier with London Heathrow airport within 10 miles, while junction 6 of the M4 motorway is just over 2 miles away, giving easy access to the M25, and the national motorway network. Regular trains from Windsor and Eton Riverside into London Waterloo (56 minutes), or Windsor and Eton Central to London via The Elizabeth Line (27 minutes) provide convenient access to central London.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
1st	1st	1,290	119.84
2nd	2nd	640	59.46
Total		1,930	179.30

Specification

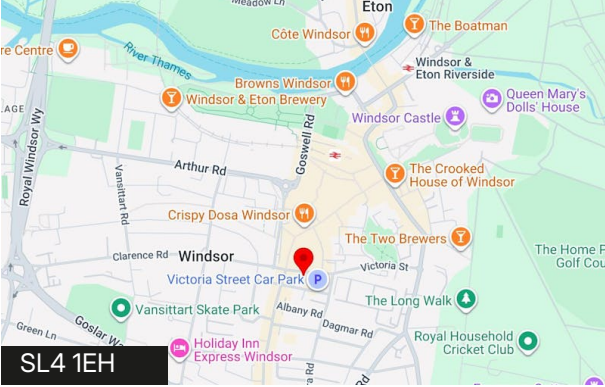
- Refurbished
- Air-conditioned
- LED Lighting
- Secure on site parking for 3 cars
- EPC Rating - B

Viewings

By appointment only

Terms

Available on a new lease for a term to be agreed.



Viewing & Further Information



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