



Excellent space

Royal Albert House, Sheet Street, Windsor, SL4 1BE

Modern well presented contemporary Windsor town centre offices to let, together with on site parking

Available Size	980 sq ft / 91.04 sq m
Rent	£35 per sq ft to include 3 parking spaces
Service Charge	£9.54 per sq ft
Rates Payable	£14.15 per sq ft Interested parties must verify with the local authority The Royal Borough of Windsor & Maidenhead
EPC Rating	D (80)

KEY POINTS

- Contemporary reception and finely finished throughout.
- Excellent ready to move into standard
- 3 parking spaces
- Town centre location
- Agile subject to contract lease terms

Description

A self contained air conditioned building providing Grade A accommodation. The landlord has upgraded the reception entrance to a high standard. The lift is new. The offices have recessed day light lighting to a suspended ceiling, double glazing, mainly open plan with full height glazed directors' offices / meeting rooms. The office also has an on site shower facility. Three parking spaces are included with this space.

Location

Situated in Sheet Street in Windsor town centre, adjacent to retail and leisure amenities on the High Street, also adjoining Bachelor's Acre and a short walk to both town centre train stations. Windsor offers an international address and highly desirable vibrant working and social environment with excellent access to communications.

Train: Windsor and Eton Central Station (Paddington via Slough) and Riverside Station (Waterloo).

Road: M4 J6 2 miles M25 J15 10 miles approx

Airport: Heathrow 9 miles approx

Accommodation

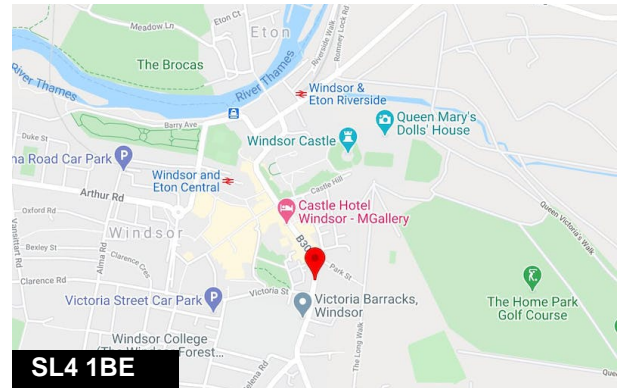
Name	sq ft	sq m	Availability
1st - First Floor	2,926	271.83	Let
Upper Ground - Entire Floor	2,677	248.70	Let
2nd - Part Second Floor	980	91.04	Available

Terms

A new flexible lease/s at a rental guide of £35 per sq.ft..

Video

● - <https://youtu.be/G09zBV9C2gY>



Viewing & Further Information

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