



Prince Leopold House, 71-73 Victoria Street, Windsor, SL4 1EH

A modern office to let in the heart of Windsor, providing newly refurbished offices with secure courtyard parking and glorious roof terrace.

Available Size	640 sq ft / 59.46 sq m
Rent	£35 per sq ft
Service Charge	£5 per sq ft for guidance.
Business Rates	With small business rates relief compliance, no rates are payable. Interested parties must verify with The Royal Borough of Windsor & Maidenhead.
EPC Rating	B

KEY POINTS

- Fully refurbished light airy space
- Private shower facility
- Air conditioned / LED Lighting
- Private kitchen area
- Amazing roof terrace and a balcony too.
- A parking space (also next to the Victoria Street multi-storey car park).

Description

Prince Leopold House is a modern attractive air conditioned self contained office providing this secure newly refurbished top floor terraced office, together with a courtyard parking space. Finished to a high standard the office has its own kitchen and shower facility too. Uniquely, as well a generous roof terrace, additionally a balcony to the front of the building too.

Location

Windsor provides a vibrant workplace with international appeal. It also has excellent air, road, and rail communications. London Heathrow airport 10 miles, junction 6 of the M4 motorway is just over 2 miles away, with easy access to the M25, and the national motorway network. There are regular trains from Windsor and Eton Riverside to London Waterloo (56 minutes), or Windsor and Eton Central to London via The Elizabeth Line (27 minutes) providing convenient access to central London.

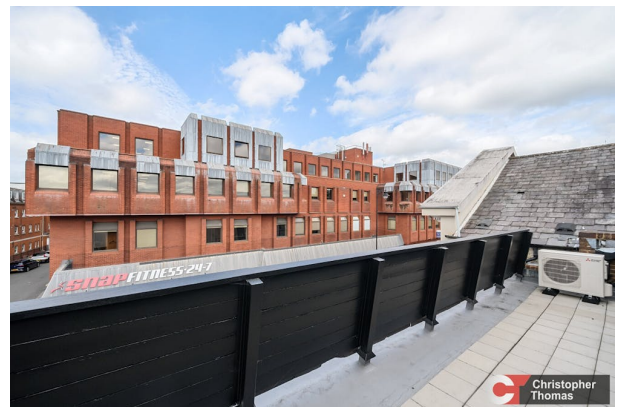
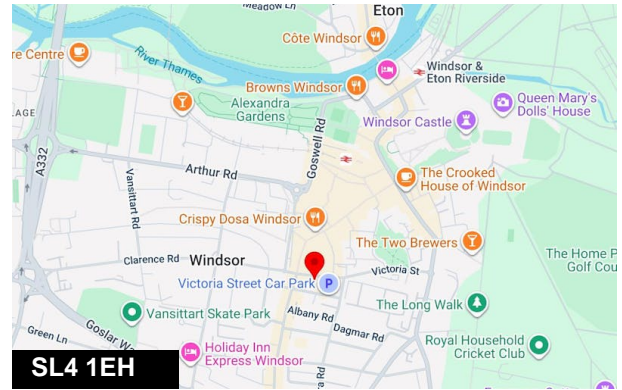
Accommodation

The accommodation comprises the following area for guidance purposes :

Name	sq ft	sq m	Availability
2nd - Top floor with a roof terrace and balcony	640	59.46	Available
Total	640	59.46	

Terms

A new lease by negotiation, subject to contract.



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

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