



## **St. Stephens House, Arthur Road, Windsor, SL4 1RU**

Well known characterful modern business space in a private gated walled courtyard on the bustling Arthur Road / Vansittart Road intersection

<b>Available Size</b>	291 to 1,497 sq ft / 27.03 to 139.08 sq m
<b>Rent</b>	£25 per sq ft subject to lease terms and financial status
<b>Service Charge</b>	£7 per sq ft current service charge budget for guidance.
<b>Rates Payable</b>	£7.80 per sq ft for guidance. Interested parties must verify with The Royal Borough of Windsor & Maidenhead
<b>EPC Rating</b>	D

### **KEY POINTS**

- On site parking
- Near Royal Windsor Way, 150 yards linking directly to the M4.
- Great location - near The Leisure Centre / riverside walks into town.
- Modern well appointed office space
- Characterful environment next to St. Stephen's Church

## Description

A well presented quality office with attractive individual features, great natural light, good ceiling height, providing a pleasant working environment to include open plan space, a private meeting room/s and stylishly appointed break out / tea point areas.

## Location

A great location on the corner of Arthur Road and Vansittart Road close to Royal Windsor Way's access to the M4, also within a short drive or walk to the town centre. Windsor Leisure Centre is nearby as is the river with pleasant walks to the town centre and stations along Barry Avenue / Alexandra Gardens.

St Stephens House has an extensive road frontage with a private gate to a walled courtyard entrance and car park looking over attractive elevations and landscaped paved pathways next to St Stephen's Church, almost opposite Windsor Boys' School, close to The Vansittart and Bexley Arms pubs.

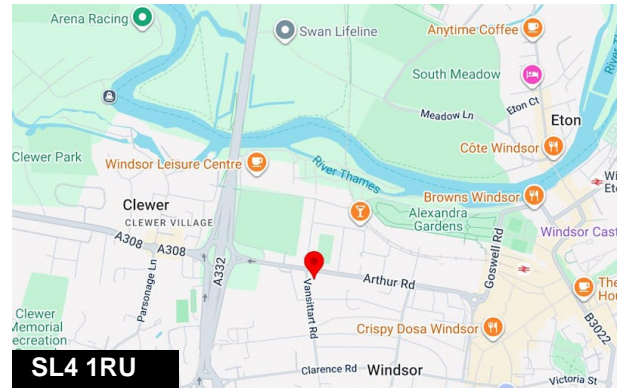
## Accommodation

The accommodation comprises the following approximate areas for guidance only , available separately or together, 291 sq.ft, 1,206 sq.ft or 1,479 sq.ft. combined, with parking available:

Name	sq ft	sq m	Availability
Ground - Modern office	1,206	112.04	Available
Ground - Single Room Office	291	27.03	Available
<b>Total</b>	<b>1,497</b>	<b>139.07</b>	

## Terms

Available on a new lease at a rent of £25.00 per sq.ft. per annum exclusive, subject to contract and financial status.



## Viewing & Further Information

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