



Queen Anne's
Court
WINDSOR



a great
place to
work

TOWN CENTRE OFFICES TO LET
1,200 sq.ft.–3,046 sq.ft.

Queen Anne's Court | Peascod Street | Windsor | SL4 1DG

Queen Anne's Court

is strategically located in the heart of the town centre, close to the **Windsor Royal Shopping Centre**.



DESCRIPTION

The open plan office suites benefit from new LED lighting, air cooling, suspended ceilings, perimeter trunking and new carpets throughout. The office is accessed just past Queen Anne's court which is steeped in history and accessed via an archway to the bustling town centre.



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Windsor is to the west of London and 2 miles from **Junction 6** of the **M4** motorway and easily accessed from **London's Heathrow Airport** 7 miles away.

By train, the town benefits from 2 train stations. Windsor and Eton Central Station provides access to London Paddington (22mins) via Slough, whilst Windsor and Eton Riverside Station connects to London Waterloo in less than an hour (56 mins).

SPECIFICATION

- Refurbished offices and common parts
- Suspended Ceilings
- New LED Lights
- Passenger Lift
- Air cooling
- Perimeter trunking
- Carpeted throughout

ACCOMMODATION

There are 4 separate suites available, however, suites 1 and 2 can be combined to offer a total of 3,046 sq ft as one suite.

First Floor

Suite 1 LHS – 1,798 sq ft (167 sq m)

Suite 2 RHS – 1,248 sq ft (116 sq m)

Suite 3 RHS – LET

Second Floor

Suite 4 LHS – 2,400 sq ft (222.96 sq m)

Suite 5 RHS – LET

Total 7,546 sq ft 701.02 sq m



EPC

Rating C (56)

TERMS

New flexible leases available direct with the Landlord.

RENT

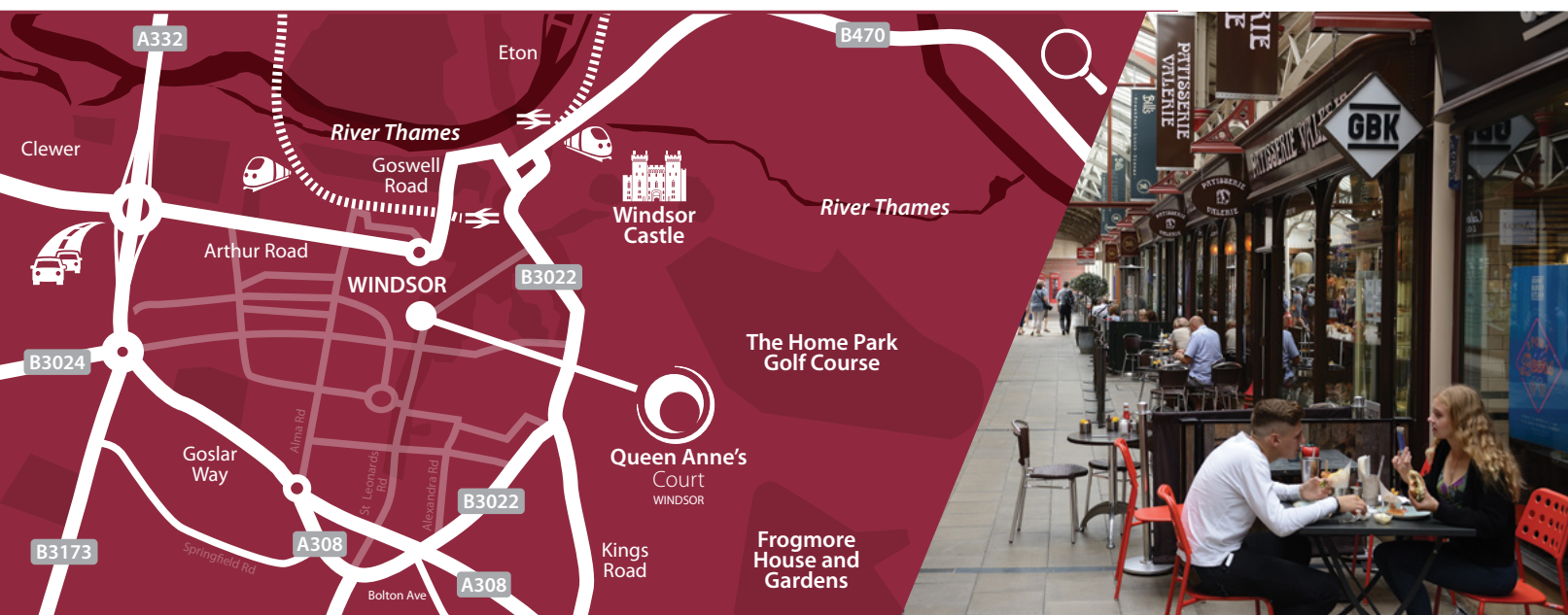
On application.

LEGAL COSTS

Each party to bear its own legal fees in this transaction.

VAT

VAT is applicable at the prevailing rate.



Strictly by prior appointment via the joint Agents



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