

OFFICE TO LET



1,234 Sq. Ft. (114.60 Sq. M.)

Rafts Court, Brocas Street

Eton

SL4 6RF

REFURBISHED OFFICES WITH AIR COOLING

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Rafts Court is situated just off Eton High Street and close to Windsor Bridge, Windsor & Eton Riverside station (direct to Waterloo) is just 5 minutes walk from the property.

Description

The offices comprise high quality open space with 2 meeting rooms, excellent natural daylight and kitchenette.

The offices have been refurbished to a high standard.

Accommodation

	Sq. Ft.	M ²
Second Floor Office	1,234	114.6
TOTAL	1,234	114.6

Approx net internal area (NIA)

Terms

Available on a new lease at a rental of £28,000 pax.

The lease is to be outside of the security of provisions of the Landlord and Tenant 1954 Act.

Service Charge: TBC

Energy Performance Rating

D-88

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,500

Rates Payable 2019/20: £7,812

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will may be applicable to this property.

Amenities

- New Comfort Cooling
- Kitchenette
- Central Heating
- Close to River Thames and Central Windsor
- New Lease Terms
- 3 On-Site Parking Spaces
- Redecorated and recarpeted
- Refurbished male and female toilets



Viewing and further information



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PROPERTY CONSULTANTS