



deriaz campsie  
commercial property consultants | surveyors

**TO LET**

**Town Centre Medical/Office  
Premises**



**5A St. Leonards Road, Windsor, Berkshire, SL4 3BN**

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01753 854 555**

Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD  
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX

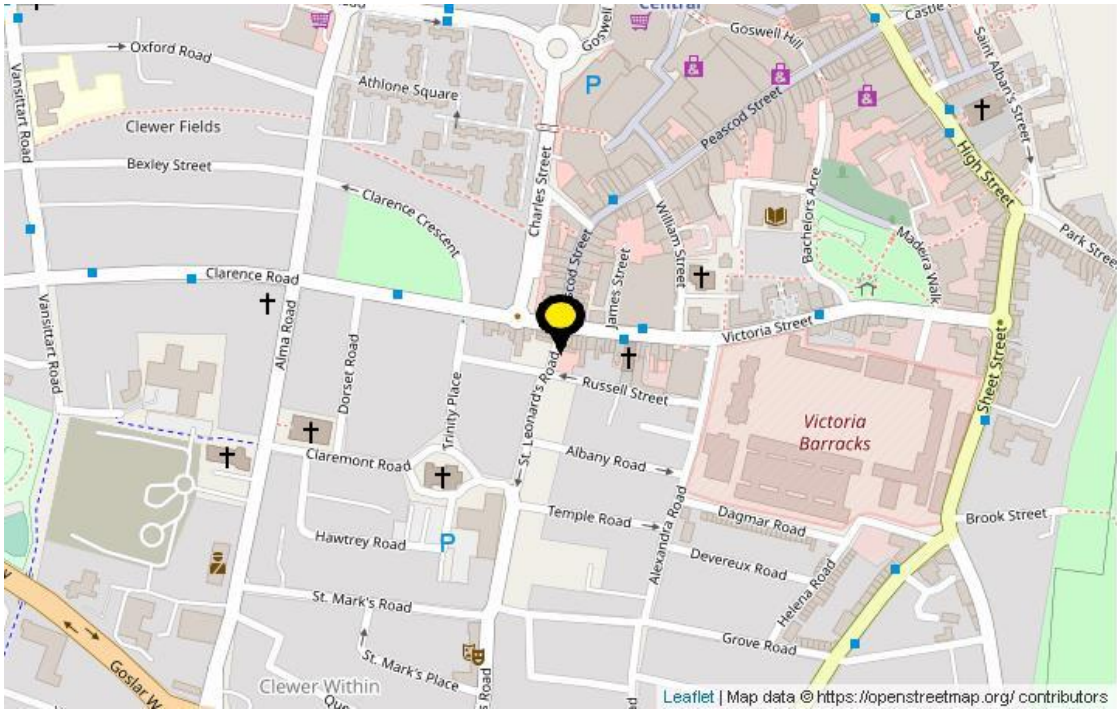
## Property

**5A St. Leonards Road, Windsor, Berkshire SL4 3BN**

<ul style="list-style-type: none"> <li>• <b>Location</b></li> </ul>	<p>Located within a popular part of Windsor and just off the pedestrianised section of St Leonards Road. Both rail stations are a short walk as is the town centre. Parking is available in the nearby Victoria Street Car park.</p>
<ul style="list-style-type: none"> <li>• <b>Description</b></li> </ul>	<p>The premises area accessed via a shared entrance off St Leonards Road and are arranged over two floors and are currently divided into 3 self-contained offices. Two WC's are located at first floor level.</p>
<ul style="list-style-type: none"> <li>• <b>Accommodation</b></li> </ul>	<p>Ground Floor entrance hall            First Floor - 187.80 sq ft (16.61 sq m)            Second Floor - 242.75 sq ft (22.55 sq m)</p> <p><b>Total - 430.55 sq ft (39.16 sq m)</b></p>
<ul style="list-style-type: none"> <li>• <b>Terms</b></li> </ul>	<p>A new effective fully repairing and insuring Lease is to be granted for a term to be agreed.</p>
<ul style="list-style-type: none"> <li>• <b>Rent</b></li> </ul>	<p>The rent is £12,000.00 per annum exclusive.</p>
<ul style="list-style-type: none"> <li>• <b>Rates</b></li> </ul>	<p>We are verbally advised by RBWM Council that the current rateable value is £7,526.00. Please make your own enquiries at the Council.</p>
<ul style="list-style-type: none"> <li>• <b>Legal Costs</b></li> </ul>	<p>Each party to bear its own legal fees in this transaction.</p>
<ul style="list-style-type: none"> <li>• <b>VAT</b></li> </ul>	<p>Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.</p>
<ul style="list-style-type: none"> <li>• <b>Viewing</b></li> </ul>	<p>Strictly by prior appointment via the sole Agents Deriaz Campsie - Mark Potter 07970 783107</p>
<ul style="list-style-type: none"> <li>• <b>Terms</b></li> </ul>	<p>A new effective fully repairing and insuring Lease is to be granted for a term to be agreed.</p>

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