



## Refurbished Offices, Close to Eton High Street

### The New Inn

51 Eton Square, Eton, SL4 6BQ

Office

**TO LET**

**1,633 sq ft**

(151.71 sq m)

- Refurbished offices
- 4 car parking spaces
- Kitchenette
- New carpets
- Good natural light
- Air source heating system
- Available on a new lease

# The New Inn, 51 Eton Square, Eton, SL4 6BQ

## Summary

<b>Available Size</b>	1,633 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£11,102.75 per annum approx. Please check figures with the Local Authority.
<b>Rateable Value</b>	£22,250
<b>EPC Rating</b>	Upon enquiry

## Description

The offices are located in attractive period building close to Eton High Street, which have been extensively refurbished to provide flexible space on 2 floors. The refurbishment has included new lighting, toilet and kitchen facilities, air source heating and new carpeting through out. 3 on site parking spaces will be provided.

## Location

The property is situated just off the High Street in the centre of this popular village and just 5 minute's walk from the River Thames and Windsor. Windsor & Eton Riverside Station, providing a direct service to London Waterloo is nearby.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,002	93.09
2nd	631	58.62
<b>Total</b>	<b>1,633</b>	<b>151.71</b>

## Viewings

By appointment through the joint letting agents :

David Pearce 07921 820943 Email:d.pearce@pagehardyharris.co.uk

or

Ron Gower Kempton Carr Croft 07831 899443

Email:ron.gower@kemptoncarrcroft.co.uk

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed direct from the freeholder.

## Business Rates

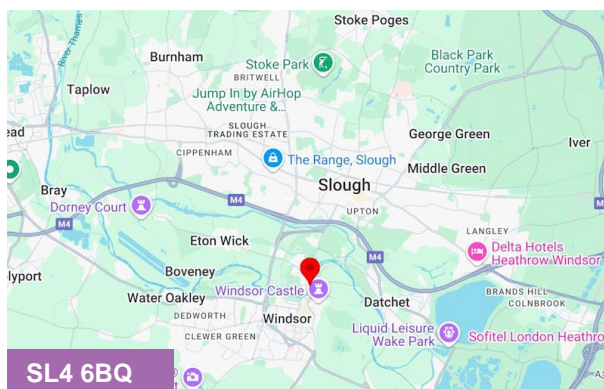
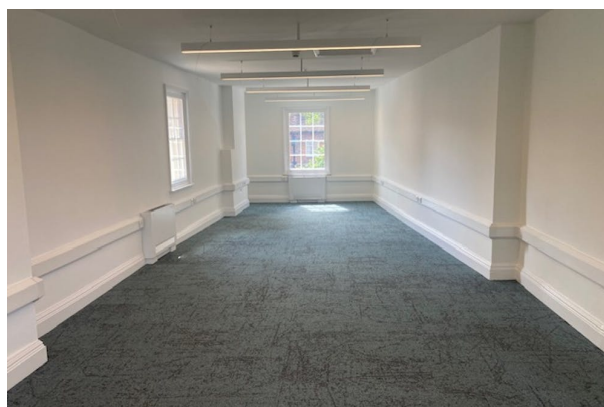
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.



## Viewing & Further Information



### James Emes

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### Mark Harris

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