



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE – 1,267 SQ FT (117.7 SQ M)
2 Old Gothic Place, Acre Passage, Windsor, SL4 1DT

DESCRIPTION

2 Acre Passage is of entirely commercial use with K kitchen, a Korean restaurant, occupying the ground floor. The subject premises are first floor, walk-up offices. The space provides a stylish and well lit area with potential for a wide range of uses. Traditional office use, medical or leisure uses such as Pilates or Yoga would be suitable.

LOCATION

Acre Passage is accessed via an alleyway off Peascod Street, Windsor's main retail High Street. Alternatively, there is another means of access via Bachelors Acre.

The property is 0.3 miles from Windsor and Eton Railway Station (approx. a 7 minute walk), providing a direct train to Clapham Junction in 58 minutes and London Waterloo in 71 minutes. London Paddington can be reached in under 40 minutes including one change at Slough. Bus routes are also available at nearby stops with services to Heathrow Airport.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor Office	1,267	117.7

AMENITIES

- Located just off Windsor's main retail High Street
- Well connected via public transport
- A short walk from Windsor Castle
- Well lit through natural light and LED lighting

RENT

£35,000 per annum.

RATES

Rateable value - £19,000 (2023).

VAT

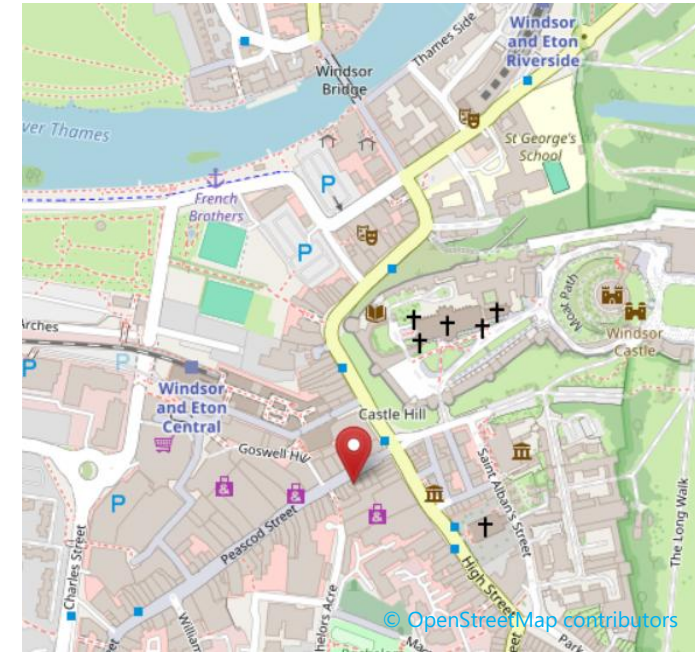
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The EPC rating for the property is C.



VIEWINGS –

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