



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
- 3 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

Available Size	1,633 sq ft
Rent	£45,000 per annum
Rates Payable	£11,102.75 per annum approx. Please check figures with the Local Authority.
Rateable Value	£22,250
EPC Rating	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
Total	1,633	151.71

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

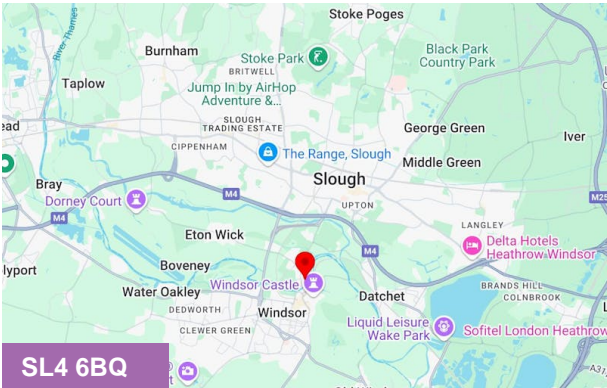
The tenant will be responsible for paying Business Rates directly to the Local Authority.

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



Mark Harris
01628 367439 | 07598450586
mark@pagehardyharris.co.uk

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