MORGAN HOUSE, MADEIRA WALK, WINDSOR, SL4 1EP

Refurbished Grade A town centre office accommodation.

Part first floor – Last suite remaining.

4,745 sq ft (440.82 sq m) To Let.
Location

Morgan House is situated in Madeira Walk in the heart of Windsor town centre, adjacent to the High Street retail and leisure amenities, also adjoining Bachelor’s Acre and within a short walk of both Windsor & Eton Central Station (Paddington via Slough) and Riverside Station (Waterloo). Windsor provides excellent transport links, an international address and a highly desirable and vibrant working and social environment.

Description

Last available suite in the finest office building in Windsor. The building is arranged over ground and three upper floors affording excellent secure on-site car parking.

Internally the space has been comprehensively refurbished and benefits from a specification which includes:

- VRV air conditioning
- Fully accessible raised floor
- Metal suspended ceiling
- LED lighting on PIR motion sensors
- Fully carpeted
- On-site car parking 1:300 sq ft
- On-site building management, receptionist and security concierge
- Male, female and disabled WC’s
- On-site bicycle storage and shower facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides the following net internal areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq ft</th>
<th>Sq m</th>
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<tbody>
<tr>
<td>Part first floor</td>
<td>4,745</td>
<td>440.82</td>
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Rent

£39.50 per sq ft per annum exclusive of VAT and all other outgoings.

Business Rates

As a guide we estimate the rates payable to be in the order of £11.75 per sq ft however interested parties are urged to verify the level or rates to be paid by contracting The Royal Borough of Windsor & Maidenhead Borough Council.

Viewings

Strictly by appointment through the joint sole leasing agents:

- Bray Fox Smith
  - James Shillabeer
    - DDi: 020 3362 4351
    - E: jamesshillabeer@brayfoxsmith.com

- Christopher Thomas & Co
  - Christopher Thomas
    - T: 01784 898417
    - E: cth@chthomas.com

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.