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Refurbished Offices, Close to Eton High Street

The New Inn

51 Eton Square, Eton, SL4 6BQ

Office

TO LET

631 to 1,633 sq ft

(58.62 to 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
- Each floor can be let individually

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Summary

Available Size	631 to 1,633 sq ft
Rent	£45,000 per annum
Rates Payable	£10,152 per annum approx, from April 2026.
Rateable Value	£23,500
Car Parking	4 allocated car parking spaces
EPC Rating	A (15)

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 prior appointment through the joint letting agents.

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

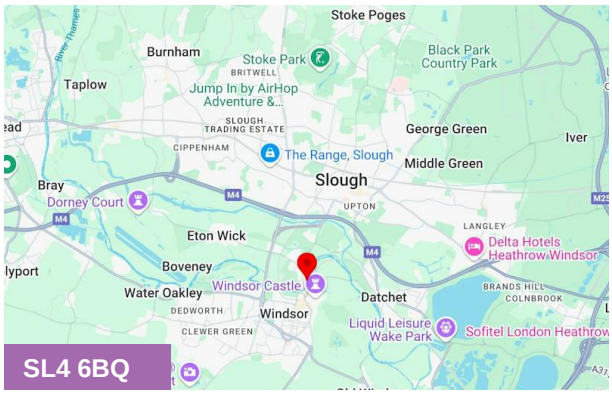
Each party will be responsible for their own Legal Costs.

VAT

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







Viewing & Further Information



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