



Characterful Period Office Building with Private Courtyard and Annex

21A Queens Road
Datchet, Slough, SL3 9BN

Office

FOR SALE

1,411 sq ft
(131.09 sq m)

- Period Features Including Exposed Beams and Vaulted Ceilings
- Secluded Private Courtyard
- Covered 'Coaching Arch' for Parking and/or Storage
- Desirable Location
- Ideal for Studio/Light Workshop Use
- Short Walk to Datchet Train Station and Easy Access to M4 and M25 (Via M4 J.5)

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Summary

Available Size	1,411 sq ft
Price	Offers in excess of £450,000
Rates Payable	£5,252.50 per annum approx. from April 2026. Relief may apply. The Landlord currently pays £1,754.34 pa with Business Rates Relief.
Rateable Value	£13,750
EPC Rating	Property graded as D-E

Description

Situated in the heart of Datchet and set just 100 yards from the Thames riverfront, this attractive period building is nestled within a secluded courtyard, tucked behind a 'coaching arch'. The principle building is a mews-style office arranged in a series of cellular spaces that lend particularly well to studio work, personal offices, and small event/meeting rooms. Kitchen and W/C facilities are also present. Above the 'coaching arch' to the front of the premise sits a well-equipped self-contained annex.

Ideally suited to a range of Class E uses, the property lends itself well for creative and lifestyle occupiers such as architects, designers and artists. The private courtyard also presents an excellent opportunity for coffee shop businesses with complementary uses such as yoga, Pilates or a holistic wellness studio.

Location

Datchet is a picturesque riverside village offering a delightful blend of traditional English countryside and modern amenities. Datchet Railway Station provides regular services to London Waterloo, and with easy access to both the M4 and M25 motorways nearby, this charming village has become a sought after location for those seeking a retreat from city life while still benefiting from easy access to London.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	EPC
Main Office Building	1,103	102.47	E (106)
Annex	308	28.61	D (84)
Total	1,411	131.08	

Viewings

By prior arrangement with the agents: Page Hardy Harris.

Terms

Available to purchase freehold with vacant possession.

VAT

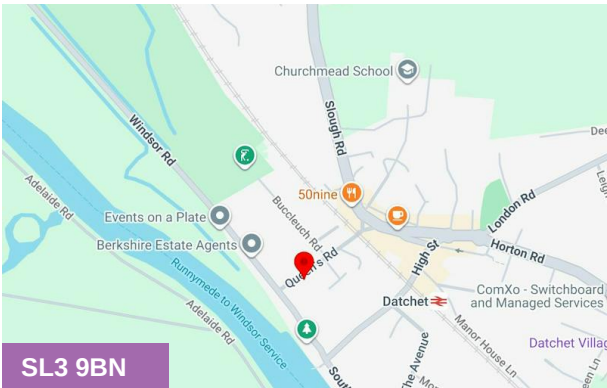
All figures are quoted exclusive of VAT which we understand is NOT chargeable.

Business Rates

If a party is eligible for small business rate relief then some relief could apply.

Planning

Change of use from B1 (office) to C3 (dwellinghouses) was previously denied in 2019.



Viewing & Further Information



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