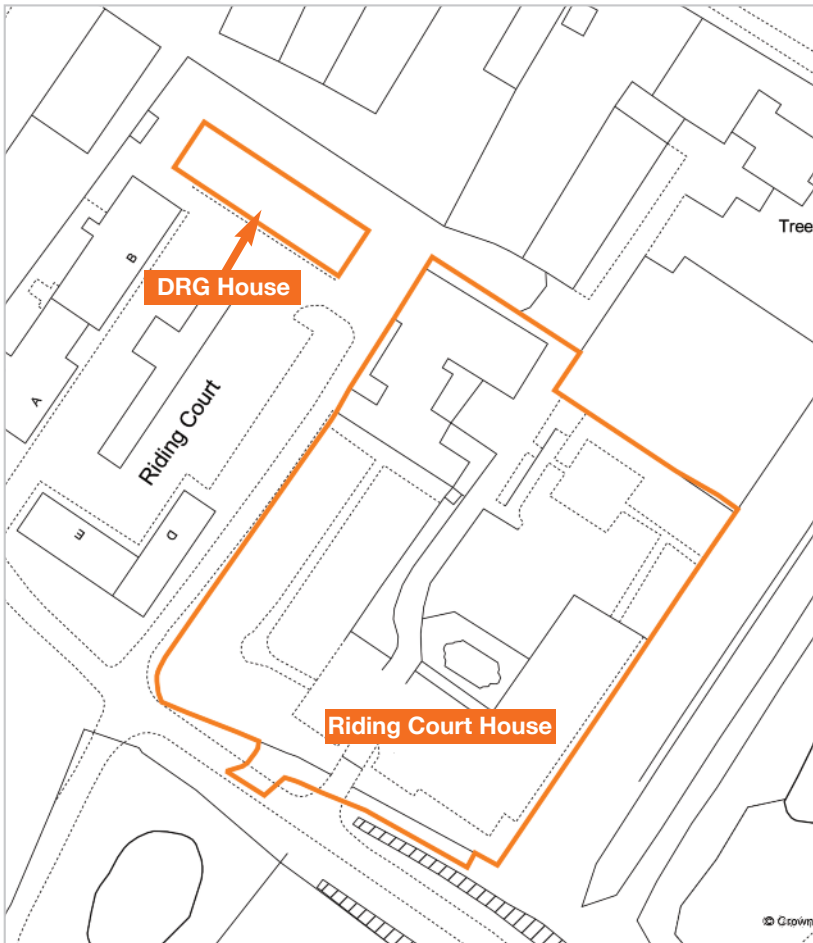


# Lot 10

Vacant Possession

## Riding Court House & DRG House, Riding Court Road, Datchet, Berkshire SL3 9JT

Highly Attractive Freehold Opportunity in Thames Valley



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## Tenancy and accommodation

	Floor	Floor Areas (Approx)	Possession
Riding Court House	Ground	447.40 sq m	(5,230 sq ft)
	Basement	49.8 sq m	(536 sq ft)
	First	281.90 sq m	(3,034 sq ft)
	Second	107.30 sq m	(1,155 sq ft)
DRG House	Ground	289.70 sq m	(3,119 sq ft)
	First	204.20 sq m	(2,198 sq ft)
<b>Total</b>		<b>1,380.30 sq m</b>	<b>(15,272 sq ft)</b>

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Planning

For more information please contact Royal Borough of Windsor and Maidenhead Planning Department:

E: [planning@rbwm.gov.uk](mailto:planning@rbwm.gov.uk)

W: [www.rbwm.gov.uk/home/planning](http://www.rbwm.gov.uk/home/planning)

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### Key Details

- Rare opportunity to acquire landmark property in stunning country manor setting
- Two attractive detached buildings approximately 15,272 sq ft with parking for 64 cars on site area of 0.71 hectares (1.76 acres)
- Asset Management Opportunities including refurbishment and re-letting
- Of interest to owner occupiers, investors and developers
- 6 miles west of Heathrow Airport, and close to Slough and Windsor in affluent M4 corridor
- Low Capital Value on Guide Price (£115 psf)

### Location

Miles: 2.5 miles south-east of Slough  
20 miles west of Central London

Roads: M4

Rail: Datchet

Air: London Heathrow (6 miles)

### Situation

Datchet is an attractive village in the Royal Borough of Windsor and Maidenhead, strategically positioned between J5 and J6 of the M4 motorway, less than three miles from south-east of Slough, and six miles west of Heathrow Airport. It benefits from excellent connectivity to key Thames Valley locations, as well as Central London. The property is located on a prominent site fronting the M4 motorway, to the north-east of Datchet centre. Datchet is set to be a beneficiary of the forthcoming Elizabeth Line, which will pass through the nearby Slough Station, significantly enhancing connectivity. Nearby occupiers on Riding Court Road include Ben and Jerry's EU HQ, PTP Software and Infinity Drinks.

### Description

Riding Court House is a Grade II Listed manor house, comprising ground, basement, first and second floors, arranged as an office with ancillary accommodation. The property benefits from an integrated cafe which is located in the rear extension. The internal specification includes air conditioning, suspended ceilings and LED lighting. DRG House is a refurbished barn conversion providing two storeys of office accommodation with a similar specification to Riding Court House. The property benefits from a large garden and 64 car parking spaces on a total site area of approximately 1.76 acres.

### Tenure

Freehold.



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