



TO BE REFURBISHED



Building A, Windsor Office Park

Maidenhead Road, Windsor, SL4 5GD

Self contained building or capable of multi occupation

17,644 to 54,137 sq ft

(1,639.18 to 5,029.49 sq m)

- Fully accessible raised floors
- Improved EPC with a target rating of A or B and BREEAM excellent after refurbishment
- Suspended ceiling with LED lighting
- Refurbished reception and break out area
- Generous car parking with 243 spaces (ratio of 1:222 sq.ft.) of which 50 are EV spaces

Summary

Available Size	17,644 to 54,137 sq ft
Rates Payable	£13.91 per sq ft Estimated - To be Reassessed
Rateable Value	£1,357,000
EPC Rating	C (63)

Description

Building A Windsor Office Park is a large 3 storey office building that will provide high quality contemporary office space post refurbishment. The ground floor reception area can operate as a single occupier building or a multi let building offering occupational flexibility. The accommodation along with the neighbouring building B is ideally suited as a Head Office campus capable of offering up to 116,644 sq ft in total with further development land available.

Location

Windsor Office Park sits to the south of the river Thames a mile west from historic Windsor’s town centre. Public transport is available via the bus stop on Maidenhead Road, less than a minutes’ walk away, offering services to Slough (Elizabeth Line and mainline rail services) and Maidenhead. The office park is just a five-minute drive from Junction 6 on the M4 providing connections west into Reading and east onto the M25 granting access to London and the wider southeast.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception/Entrance	459	42.64	Available
Ground - Offices	17,644	1,639.18	Available
1st - Offices	17,977	1,670.12	Available
2nd - Offices	18,057	1,677.55	Available
Total	54,137	5,029.49	

Terms

The building is available on a new lease as a whole or on a floor by floor basis, with terms to be agreed from February 2026. A bespoke refurbishment and fit out packaged can be agreed prior to works commencing on site ahead of the current tenants lease expiry.

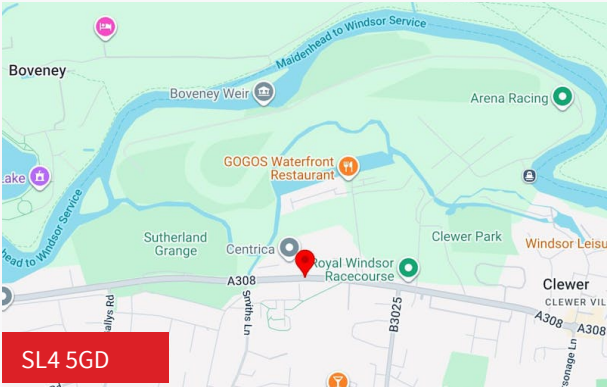
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co and our joint agents undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for their own legal fees incurred.

All prices are quoted exclusive of VAT.



Viewing & Further Information

Piers Leigh
07967 726301 | 07967 726301
pleigh@curchodandco.com

Kyran Copestick
01483 730060 | 07570 682204
kcopestick@curchodandco.com

Conor Walmsley (Colliers)
07716 406211
conor.walmsley@colliers.com

Willem Janssen (Colliers)
020 7487 1705 | 07793 683838
willem.janssen@colliers.com

More properties @ curchodandco.com

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