

Unit E2 Last Available


Unit E2, Fairacres Industrial Estate, Windsor, SL4 4LE

Last available gated warehouse / warehouse showroom and yard with parking on the popular Fairacres Estate.

Available Size	3,574 sq ft / 332.04 sq m
Rent	£17 per sq ft subject to contract and lease length
Service Charge	£0.48 per sq ft
Rates Payable	£4.50 per sq ft Interested parties must make their own enquiries to RBWM
EPC Rating	D (85)

KEY POINTS

- A popular well known Windsor estate
- Two units forming the majority of a gated development
- Rare opportunity for an enclosed yard
- Near to the new Aldi and close to the Tesco superstore

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Description

A mid terrace warehouse, all ground floor level, enclosed yard, a welcoming front entrance and loading bay with roller shutter. Height to eaves is approx 3.7 metres, the warehouse has a small office element with electric heating, double glazed windows. The previous occupier was predominantly using unit E1 as a showroom and point of sales and unit E2 for servicing and workshop use.

Location

The Fairacres Estate is located in Dedworth, a primarily residential conurbation of Windsor, two miles west of the Town Centre. The property is visible from Dedworth Road, close to Tesco, various neighbourhood parades and the new Aldi development.

The town benefits from excellent transport links. Both the A308 and A355 connect Windsor to the M4, which is less than 3.5 miles to the north at Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network. Maidenhead and Ascot are within easy distance as is Heathrow Airport.

Accommodation

The accommodation comprises the following approximate areas, with the units available separately or together :

Name	sq ft	sq m	Availability
Ground - Unit E1	3,569	331.57	Let
Ground - Unit E2	3,574	332.04	Available
Total	7,143	663.61	

Viewings

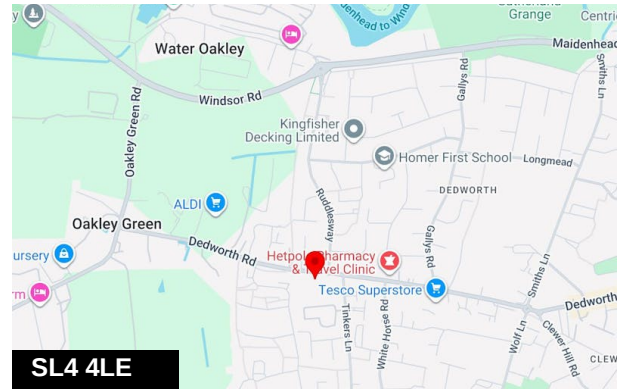
For further information and appointments to view please contact the sole letting agent Christopher Thomas on 01753 839390 or email ct@chthomas.com

Terms

New leases at a guide rent of £17.00 per sq.ft subject to contract and status.

Video

- Video - <https://youtu.be/II3vw4mo7U0>



Viewing & Further Information

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MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 23/04/2026



DEDWORTH ROAD.

B3024 Dedworth Road To Windsor

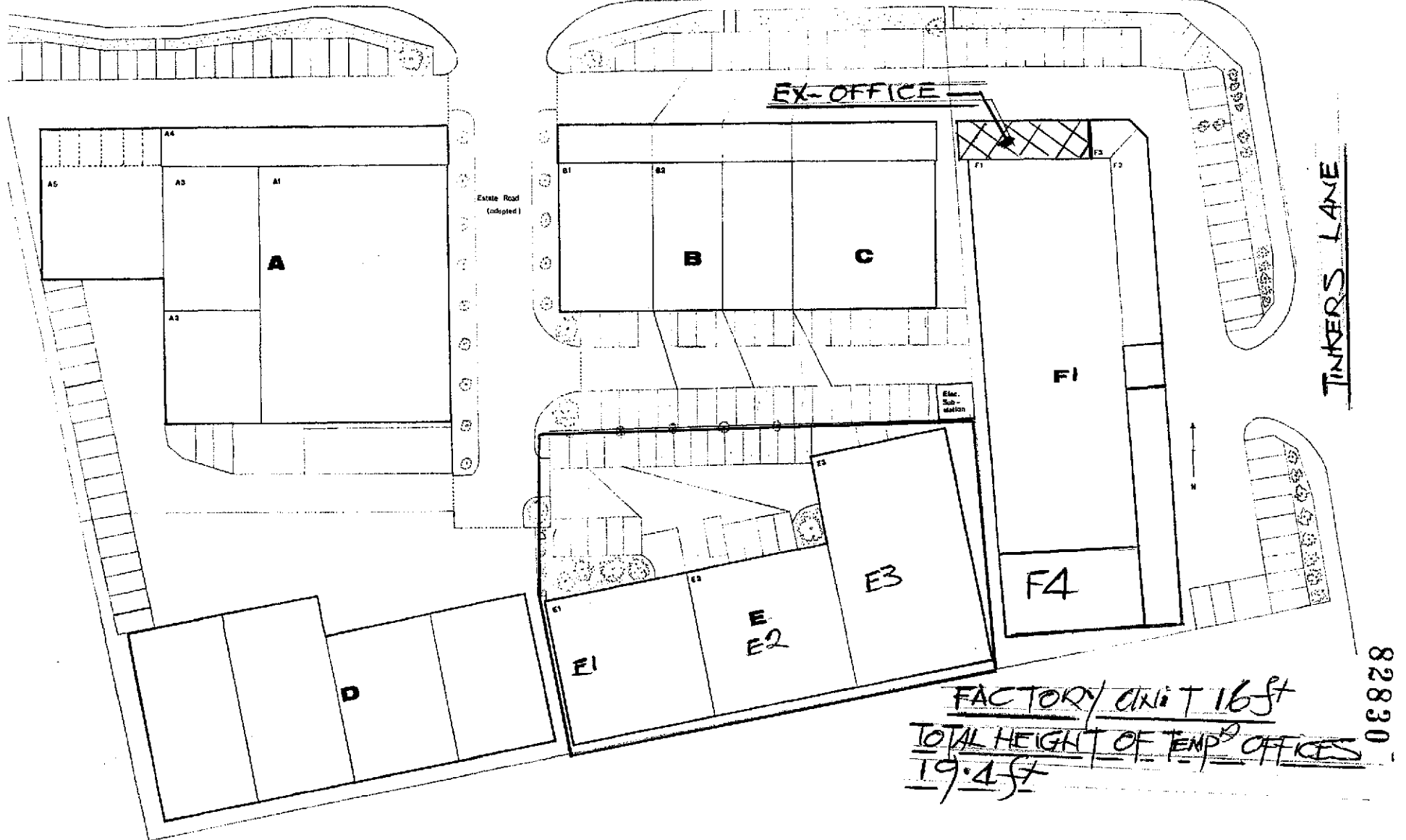


FIG 1: ESTATE LAYOUT PLAN