



TO LET

23-24 Alma Road,
Windsor, SL4 1QZ



Video Link

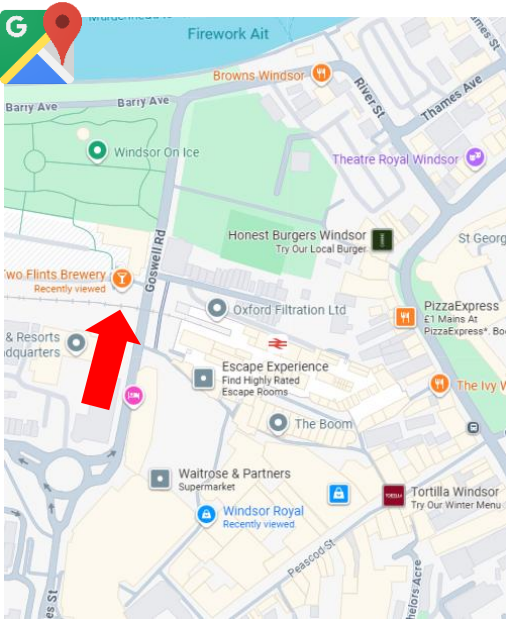
Mixed-Use Opportunity
2,500 sq ft



Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501



Description

A fully refurbished arch of brick construction neighbouring Windsor & Eton Central Station. The arches are fully lined internally and suitable for a range of uses. The unit is accessed via an electric roller shutter off Goswell Road. The unit has an emergency escape route to the rear

Internally the space benefits from:

- 3-Phase power
- Glazed Frontage & Electric Roller Shutter
- Water
- WC Facilities
- Mezzanine Space

Location

Situated a short walk from Windsor & Eton Central Station and Windsor & Eton Riverside Station which provides regular services to London Waterloo.

The A355 is in close proximity to the unit, allowing for direct access to the M4 and a short journey to the M4/M25 Thorney Interchange. The entrance is adjacent to Goswell Road with great visibility onto the passing vehicles.

Terms

A new lease. Offers are invited in excess of **£51,000 pa exc plus VAT.**

Floor Areas (GIA)

Unit	Sq ft	Sq m
Arch 23-24	2,500	232

Rates

**The Rateable Value from 1st April 2026 equates to £28,000

Plans

Plans are available upon request.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.



Viewings

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532

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**Business rates - Interested parties are advised to make their own enquires via the Royal Borough of Windsor and Maidenhead January 2026.