



TO LET

Goswell Hill Arches,
Windsor, SL4 1RH



Video Link

E Class & Storage Arches
1,140 – 2,900 sq ft

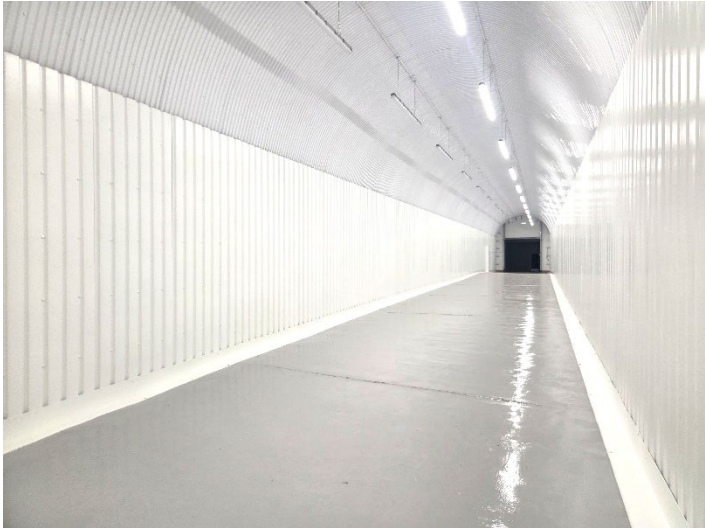
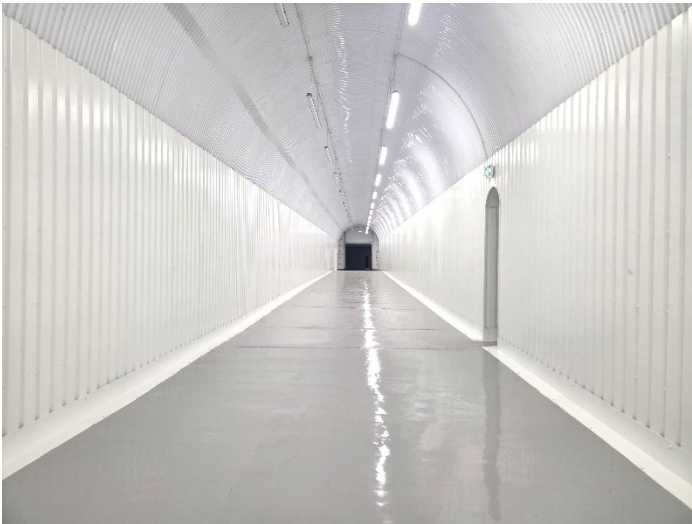


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Unit 6 Goswell Hill Video Tour

- Recently refurbished railway arch in the heart of Windsor, within walking distance of Windsor Castle, Windsor town centre and both railways
- Dual access provision with pedestrian access from Goswell Hill and access via Bridgewater Terrace
- Specification includes 3-phase power, new arch lining, concrete floor and electric roller shutter door.



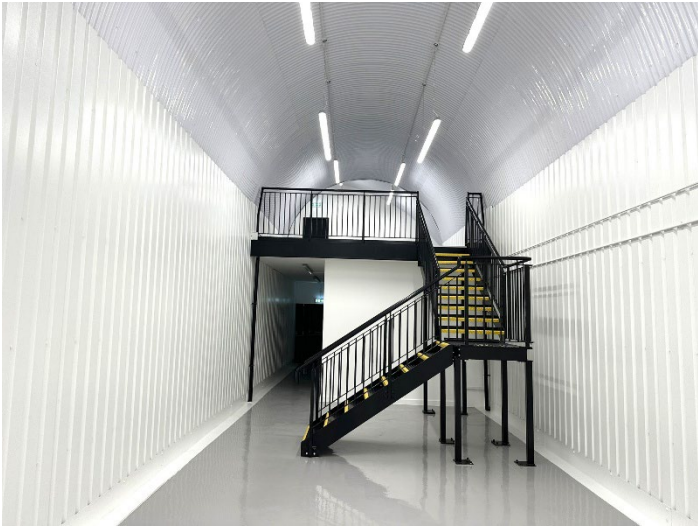
E Class Opportunity
2,840 sq ft



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Arch 11 Goswell Hill Video Tour



E Class Opportunity
1,140 – 2,900 sq ft

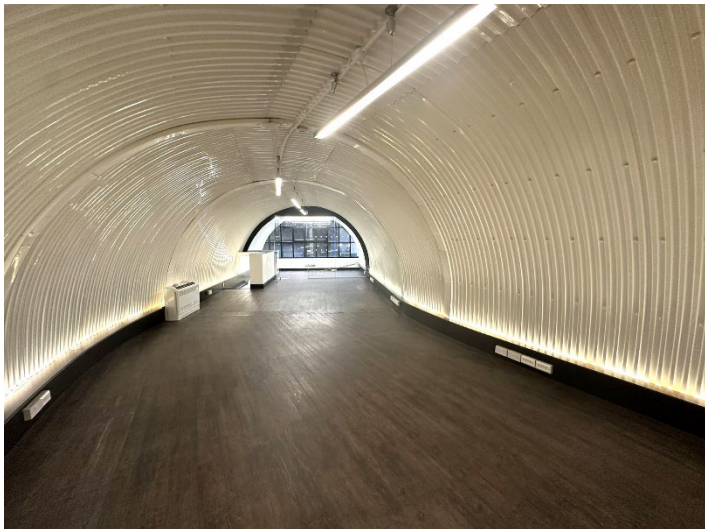
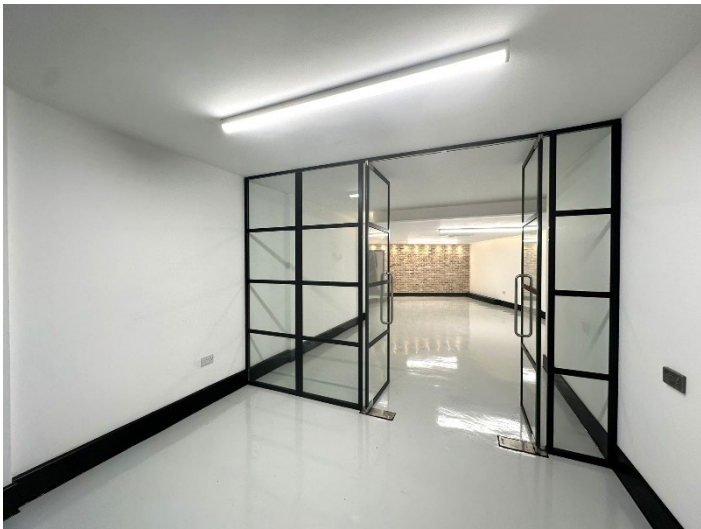
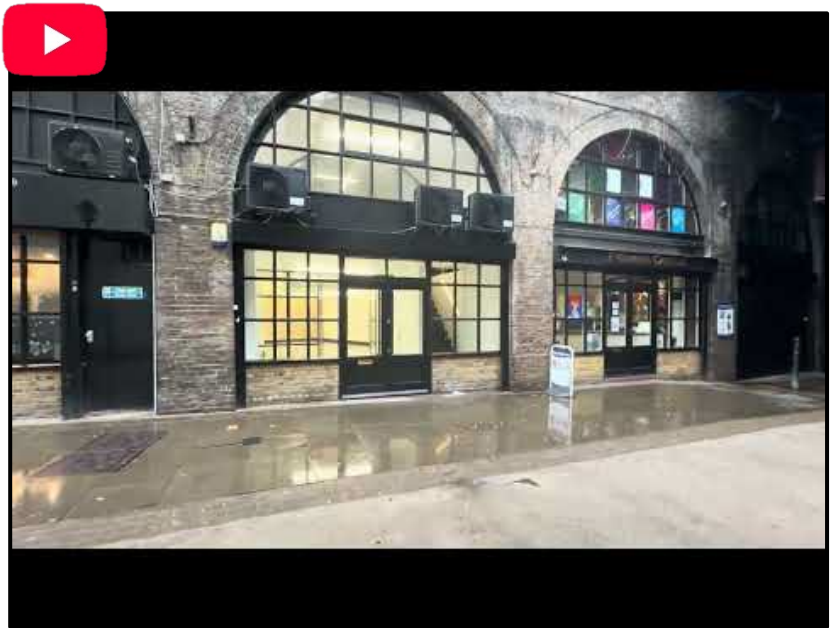


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Arch 13a Goswell Hill Video Tour

- Arch 13a comes with a full-length mezzanine in place, utilising the generous height of the unit
- Glazed frontage allows for ample natural light provisions on both floors
- Fitted with WC, kitchenette and shower facilities
- Access/escape route at the rear to Bridgewater Terrace



E Class and Storage Opportunities

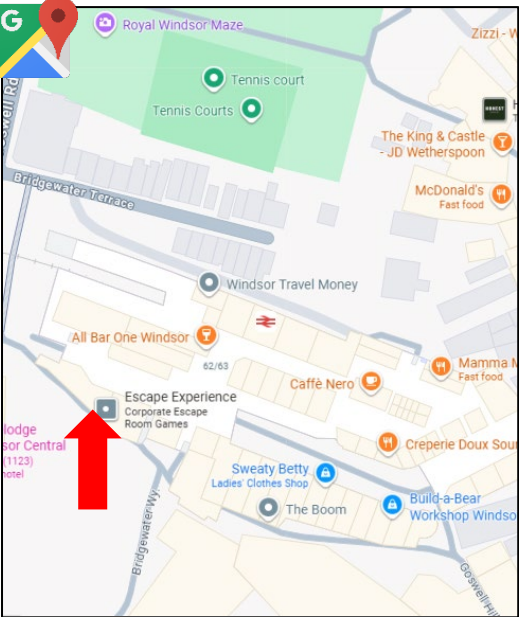
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Goswell Hill, Windsor, SL4 1RH



Description

Fully refurbished arches of brick construction neighbouring Windsor & Eton Central Station. The arches are fully lined internally and suitable for a range of E class and storage uses. The arches are accessed via frontages behind an electric roller shutter facing Goswell Hill.

Internally the spaces benefit from:

- 3-Phase power
- Electric Roller Shutter
- Units 13a and 16a have glazed frontages and air conditioning
- Water**
- WC & Kitchenette facilities**

**Unit 6 does not currently have water or waste.

Location

Well situated, neighbouring Windsor & Eton Central Station and 400m from Windsor & Eton Riverside Station which provides regular services to London Waterloo. Windsor & Eton Central recorded 1.71 million total entries and exits in 2024/25.

Located within Windsor Royal, which integrates the Windsor Yards and Windsor Royal Station Shopping Centre. The arches are surrounded by an eclectic mix of national and independent retail brands.

Terms

A new lease directly from the landlord.

Floor Areas (GIA)

Unit	Sq ft	Rent pa
Arch 11	2,900	£24,960 <i>Under Offer</i>
Arch 13a	1,830	£36,960
Arch 16a	1,140	£27,960
Arch 6	2,840	£34,080

**VAT is payable on top of rent. Rents are exclusive.

Plans

Plans are available upon request.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Rates

Please see Grant Mills Wood website or the Valuation Office Agency website.

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 October 2026.