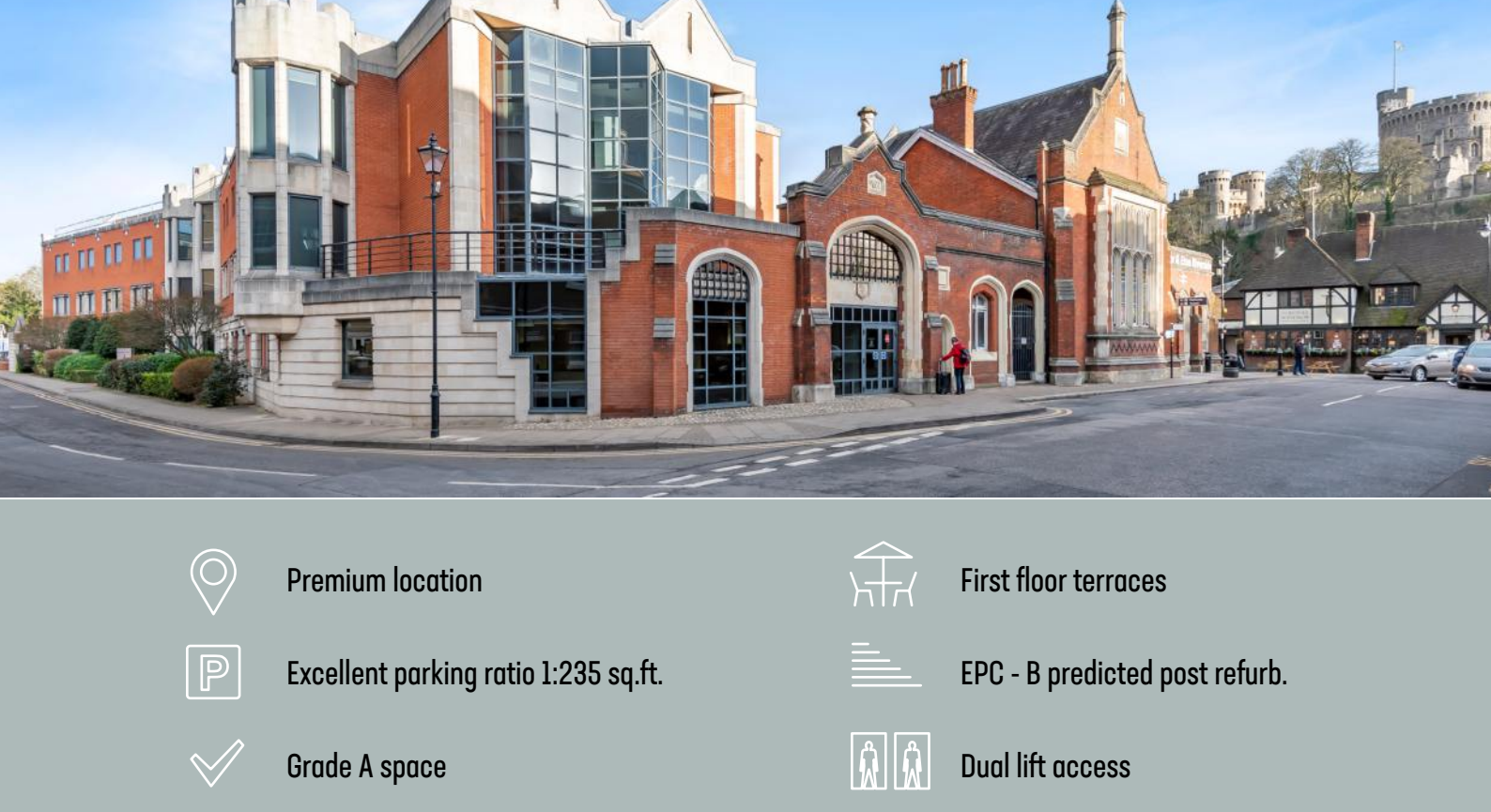


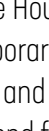
Riverside House provides a total of 21,263 sq.ft. over three floors with excellent parking, situated adjacent to Windsor's Riverside Station.



- Premium location

Excellent parking ratio 1:235 sq.ft.

Grade A space

Next to Windsor & Eton Riverside station

Attractive floorplates
- First floor terraces

EPC - B predicted post refurb.

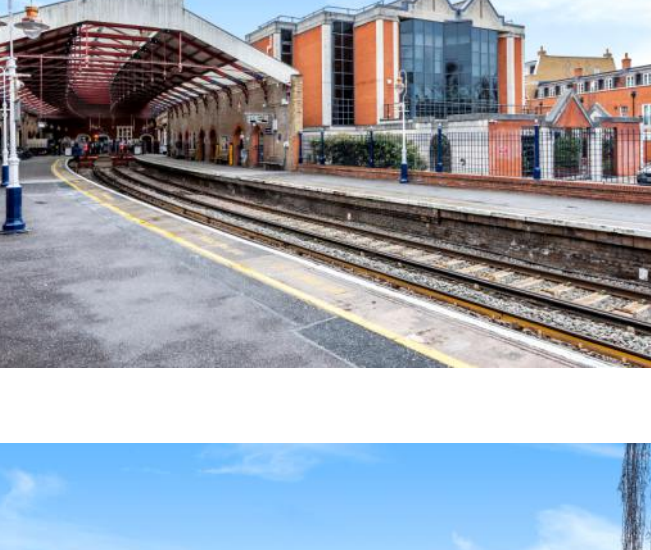
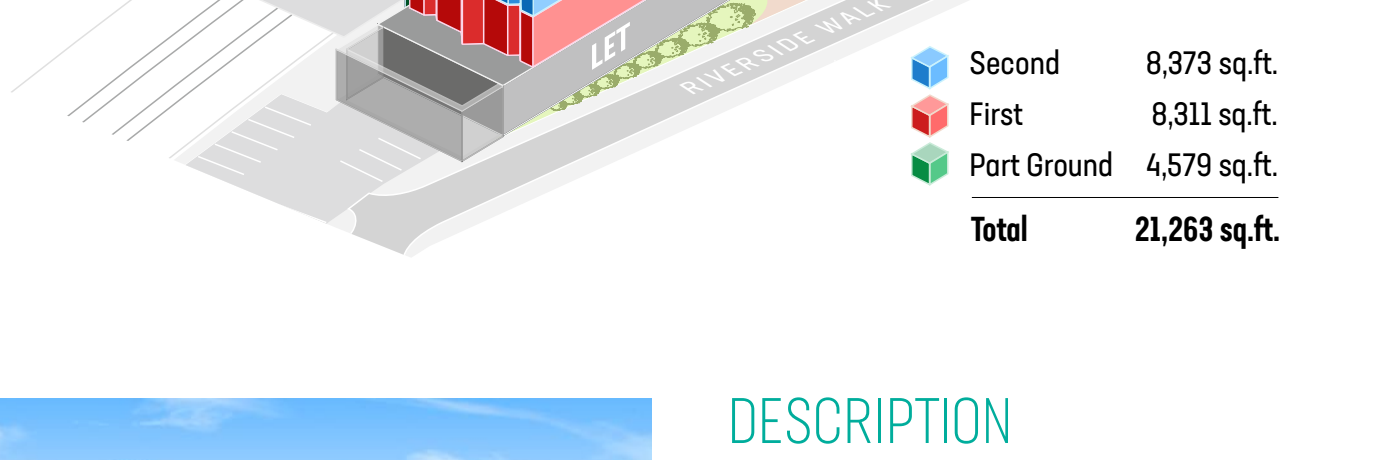
Dual lift access

Air conditioning

EV charging

AVAILABILITY

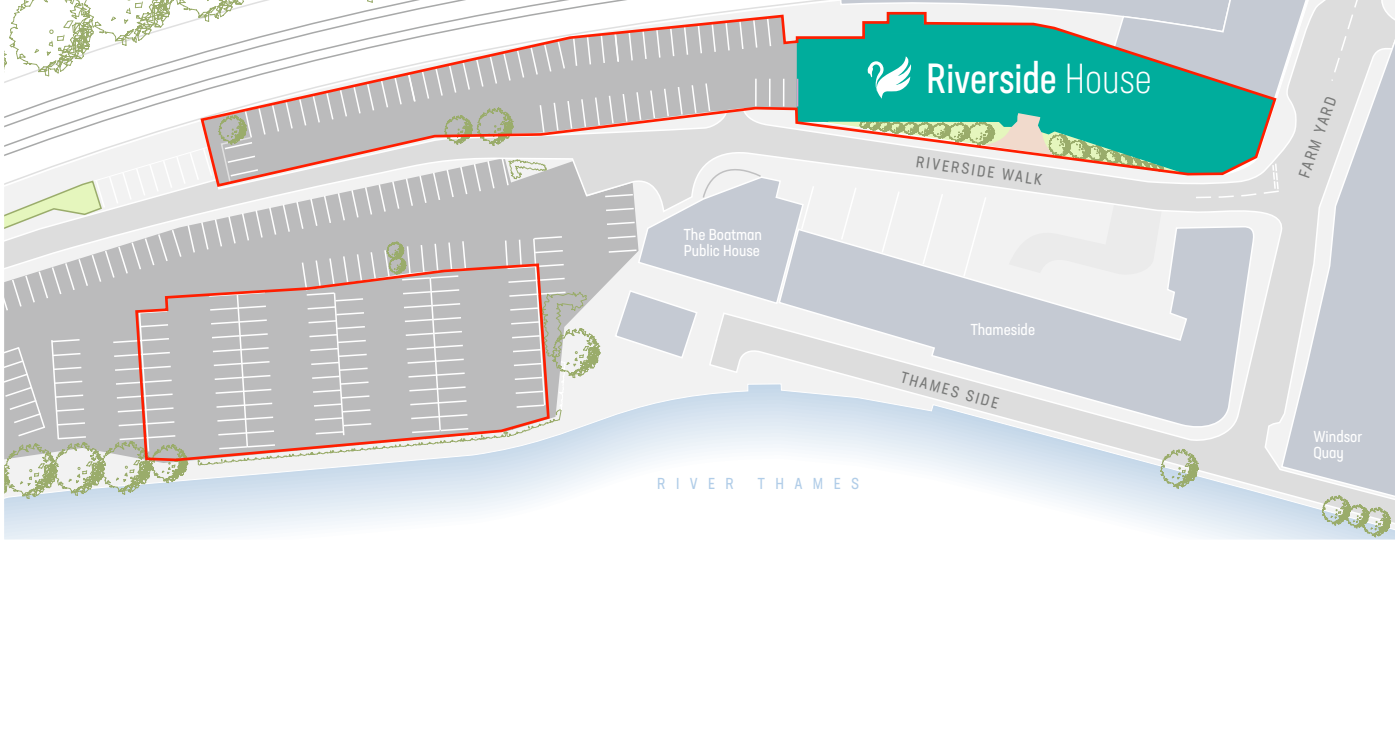
Riverside House is a designed with contemporary castellated elevations forming a stylish and iconic office over ground, first and second floors are available.



DESCRIPTION

The parking ratio is amongst the best in Windsor at 1 space: 235 sq.ft. 90 spaces are allocated to the part ground, first and second floor availability. 10 of these are Electric Vehicle with an additional 5 shared disabled spaces. Riverside House provides modern office accommodation with good natural light together with a welcoming contemporary reception. The building benefits from the following Grade A specification:

- Electric Vehicle parking spaces
- An excellent parking ratio of 1:235 sq.ft.
- Air conditioning
- Metal tiled suspended ceilings
- 2.7 metre floor to ceiling height
- New LED lighting
- New VRF air conditioning system
- Fully access raised floors
- 2 x 8 person passenger lifts servicing ground and upper floors.
- Refurbished reception and WC's



Riverside House occupies an enviable position in the town centre, a few minutes from the High Street and in the sight lines of historic Windsor Castle.

The property is in a great position for road rail and air transport. Situated adjacent to Windsor & Eton Riverside Station and a 5 minute walk to Windsor & Eton Central Station (Paddington / Crossrail line). Riverside House is easily accessed by car, just 2.5 miles from Junction 6 of the M4, or via Datchet to the M25 and Heathrow.

Windsor Royal Shopping Centre, Peascoe Street and Windsor Yards offer an array of shops, including M&S and Waitrose, multiple restaurants, cafés and bars.

By Road

The property has excellent transport links with Junction 4 of the M4 motorway providing a swift journey to Heathrow Airport and easy access to the M25 orbital motorway and Central London:

M4 (Junction 6) 2.5 miles

M25 (Junction 15) 5.0 miles

Heathrow Airport 7.2 miles

Uxbridge 9.8 miles

Central London 22.6 miles

By Rail

Riverside House is adjacent to Windsor and Eton Riverside Station and is located within 400 metres from Windsor and Eton Central Station. Current Travel Times (Windsor all Stations):

Slough 16 mins

Staines 22 mins

Maidenhead 22 mins

Reading 30 mins

London Paddington 28 mins

London Waterloo 55 mins

Crossrail

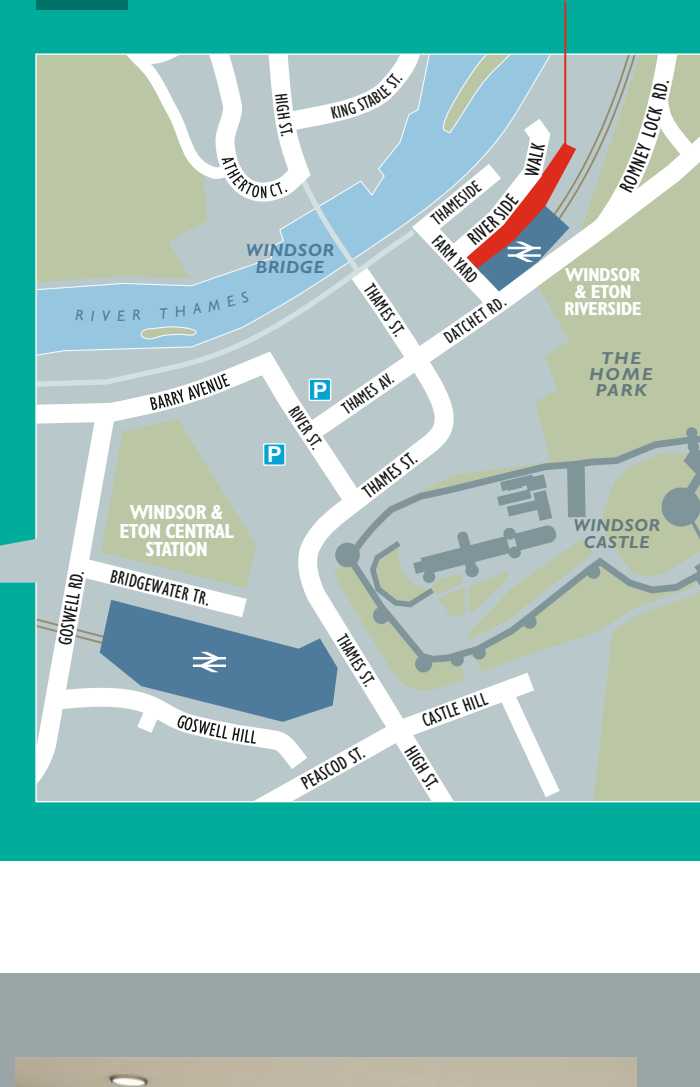
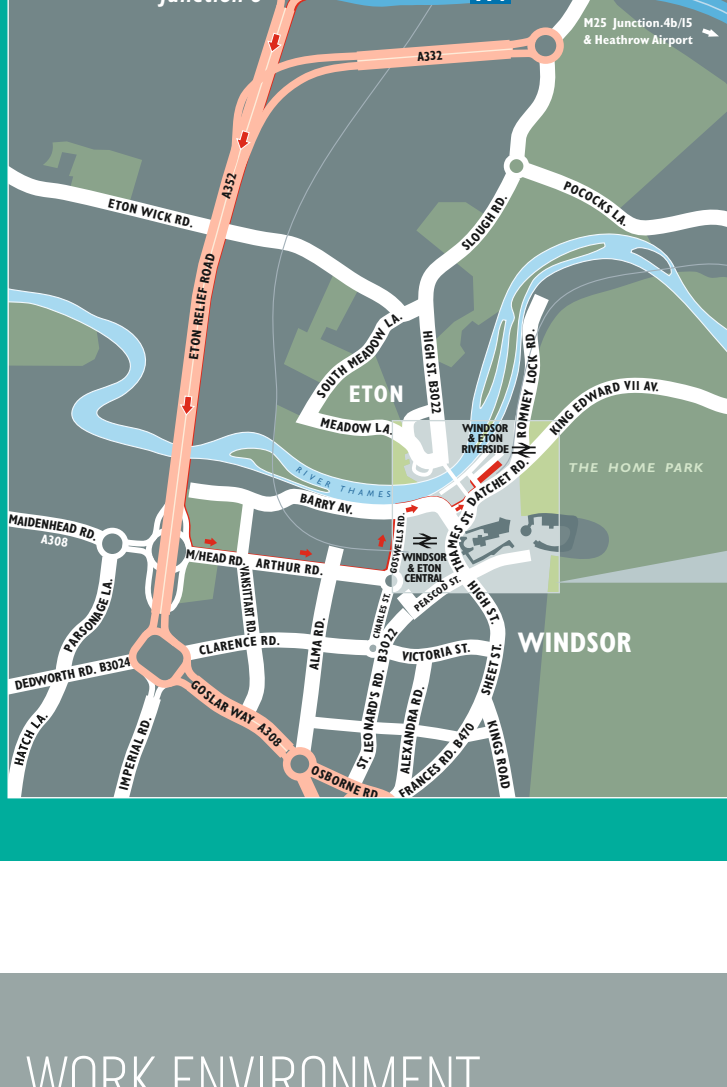
Riverside House is based only 6 minutes away from Slough, one of the stations in the Western section of the Crossrail scheme, which will be fully operational by 2019. Crossrail Journey Times from Slough:

London Heathrow 17 mins

Bond Street 32 mins

Farringdon 37 mins

Canary Wharf 46 mins



WORK ENVIRONMENT

The offices provide new comprehensive air conditioning, daylight lighting, suspended metal grid ceilings, raised floors, lift access, video entry and on site manned reception / concierge.

Riverside House reaches beyond a normal office environment with well considered features targeted at enhancing the workplace environment for corporate occupiers and visitors.



Contemporary Reception and Entrance

Accessed via a central external landscaped approach a fully glazed main entrance leads into a contemporary manned reception, meet and greet area flowing through to lift and stairwell lobbies with a bright and welcoming finish.



The Offices

The offices benefit from generous window provision and attractive aspects, decorated throughout in white, with carpet finishes to raised floors. The offices have multi zoned new air conditioning. The lighting is 300-400 Lux LED providing a high standard throughout, recessed into a metal grid ceiling.



Lifts

Dual access lifts are provided which open privately to each upper floor.



Wellbeing

Riverside House is near to the river Home Park, town centre providing the opportunity for gym, cycling running or simply a lunchtime walk. Whichever, on site generous separate male and female changing rooms and shower facilities are provided.



Electric Cars

Electric car charging points are provided, with additional provision for Disabled Parking



Parking Provision

One of the most generous parking provisions in the town centre, mor aligned to business parking ratios, at 1 space per 235 sq.ft. approx.



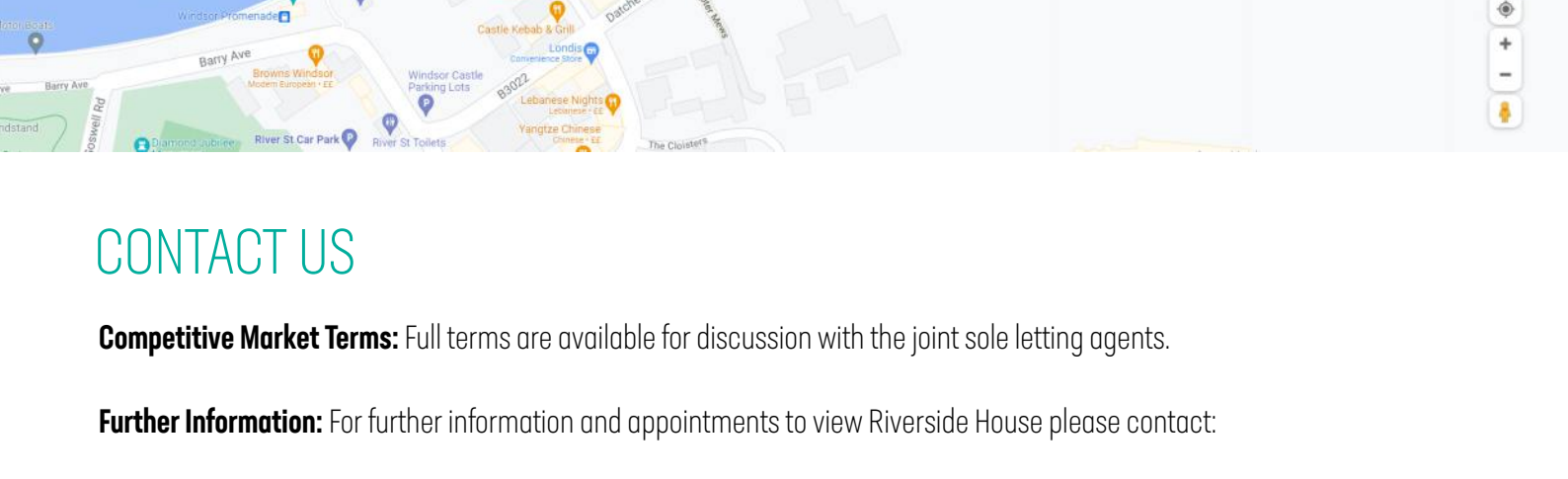
Exterior

Riverside House sits in the sight lines of Windsor Castle, providing a stunning setting enhanced by a generous landscape parking area and landscaped walkway to the main office entrance.

NEWS

Jones Lang LaSalle and Christopher Thomas are delighted to be able to offer this excellent new opportunity at Riverside House which offers attractive workspace space and themes consistent with the quality provision of offices. In recent months newcomers to the town include NetApp, Neilson Financial Services, the return of International Heat Group and expansion of InterSystems, to a total of circa 125,000 sq.ft. of central Windsor office take up.

This activity underlines the provenance of Windsor as a great business location to which we are enthralled to add Riverside House as the latest addition.



CONTACT US

Competitive Market Terms: Full terms are available for discussion with the joint sole letting agents.

Further Information: For further information and appointments to view Riverside House please contact:

Charles West: 07969 551072

Charles.West@eu.jll.com

Chris Thomas:

07770 768342

info@CHThomas.com

Paddy Shipp: 07469 155531

Paddy.Shipp@eu.jll.com



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. January 2022