



TO LET

Goswell Hill Arches,
Windsor, SL4 1RH



[Video Link](#)

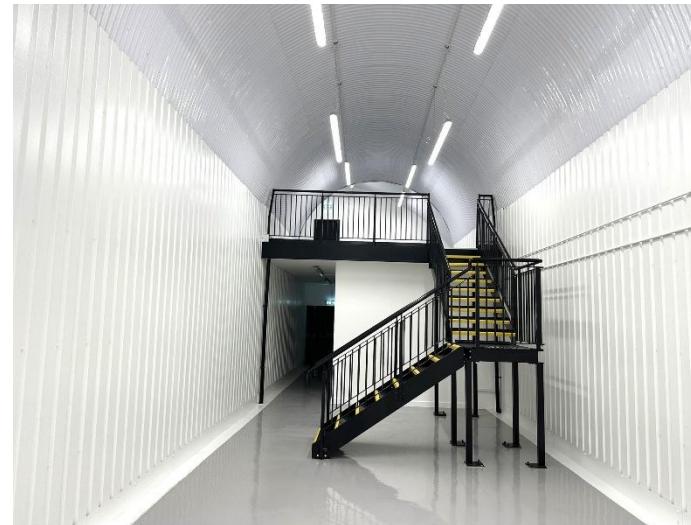
Retail Opportunity
1,830 – 2,900 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

- Refurbished and available immediately, arch 11 has a pedestrian entrance from Goswell Hill, next to Framing Castle.
- Shell and core fitout benefitting from carpeted mezzanine space suitable for office accommodation
- Access/escape route at the rear to Bridgewater Terrace

Arch 11 Goswell Hill Video Tour



Retail Opportunity

1,830 – 2,900 sq ft

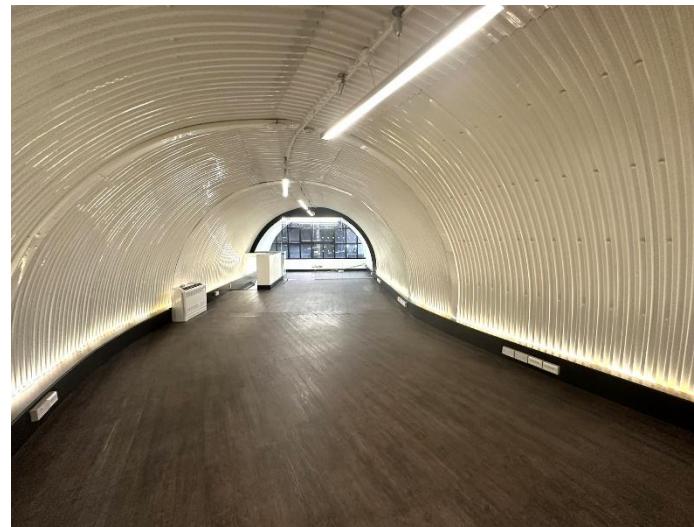
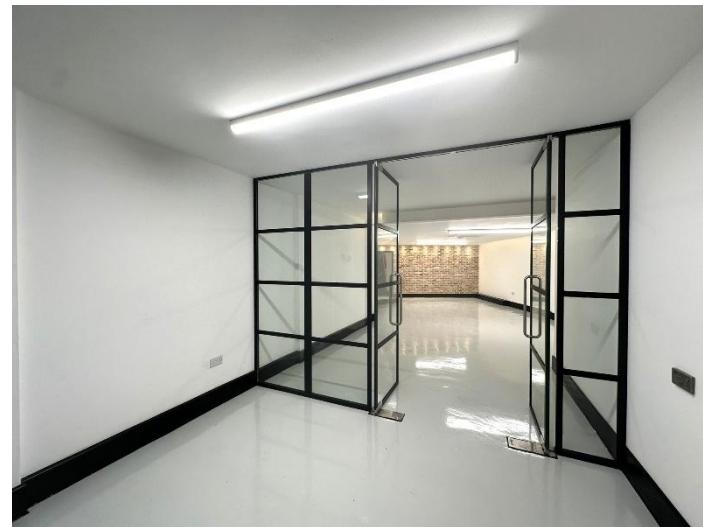
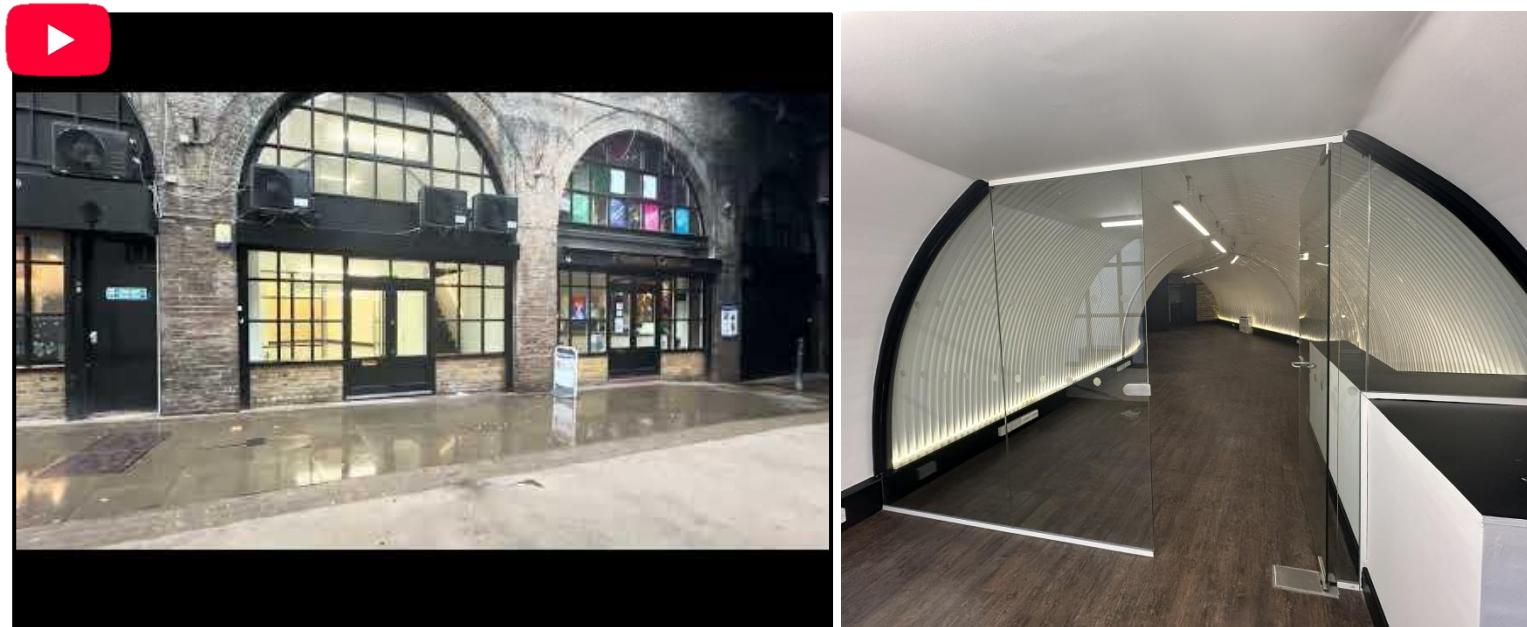


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Arch 13a Goswell Hill Video Tour

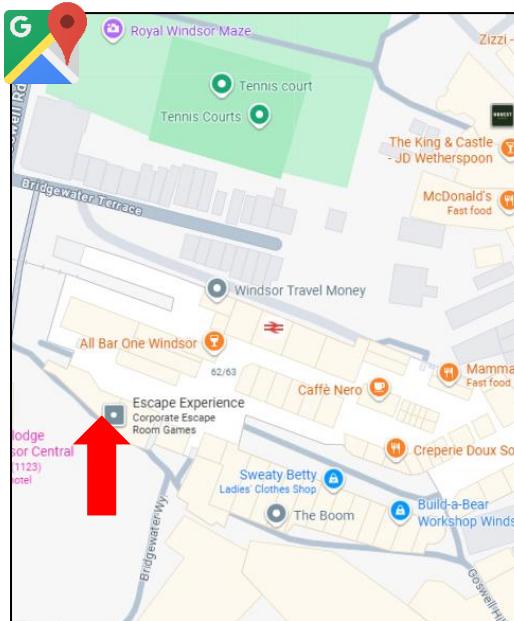
- Arch 13a comes with a full-length mezzanine in place, utilising the generous height of the unit
- Glazed frontage allows for ample natural light provisions on both floors
- Fitted with WC, kitchenette and shower facilities
- Access/escape route at the rear to Bridgewater Terrace



Retail Opportunity

1,830 – 2,900 sq ft





Description

Two 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 uses. Both arches are accessed through glazed frontages behind an electric roller shutter facing Goswell Hill.

Internally the spaces benefit from:

- 3-Phase power
- Glazed Frontage & Electric Roller Shutter
- Double Height Units
- Water
- WC & Kitchenette facilities

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. Offers for each unit are invited in excess of **£36,960 pa exc plus VAT**.

Floor Areas (GIA)

Unit	Sq ft	Sq m
Arch 11	2,900	269
Arch 13a	1,830	170

Rates

**Rates payable from 1st April 2026 equate to:

Arch 11 - £12,415

Arch 13a - £7,162.50

Plans

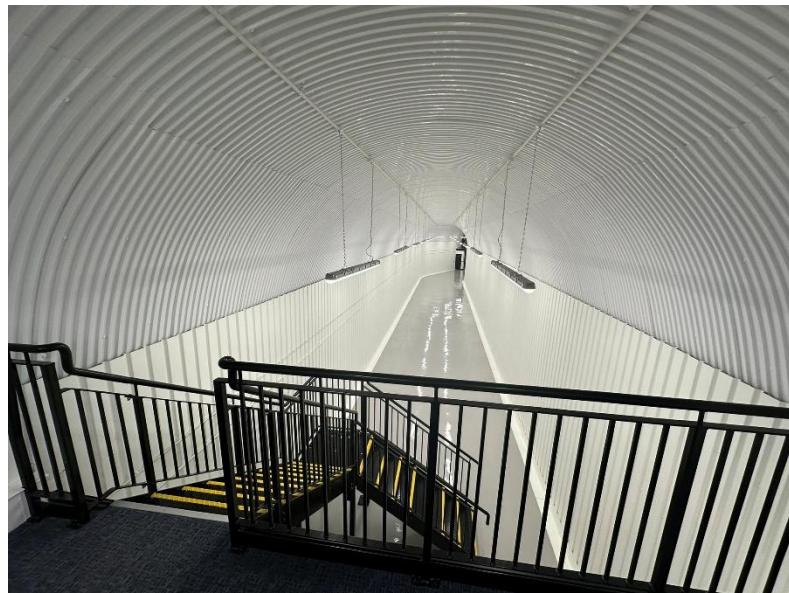
Plans are available upon request.

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 enquiries via the Royal Borough of Windsor and Maidenhead January 2026.