



TO LET

23-24 Alma Road,
Windsor, SL4 1QZ

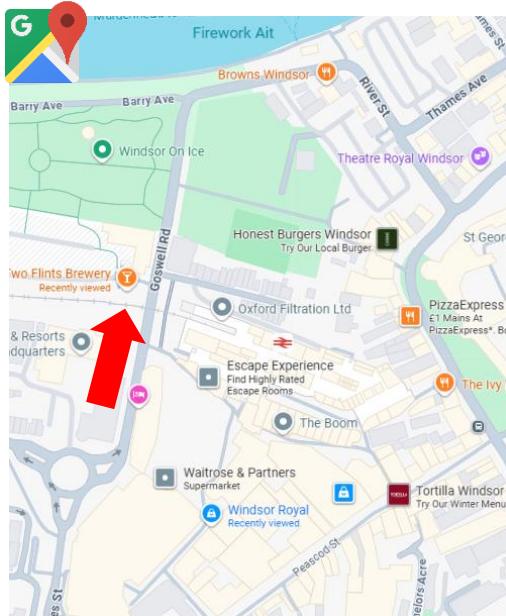


[Video Link](#)

Mixed-Use Opportunity
3,011 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

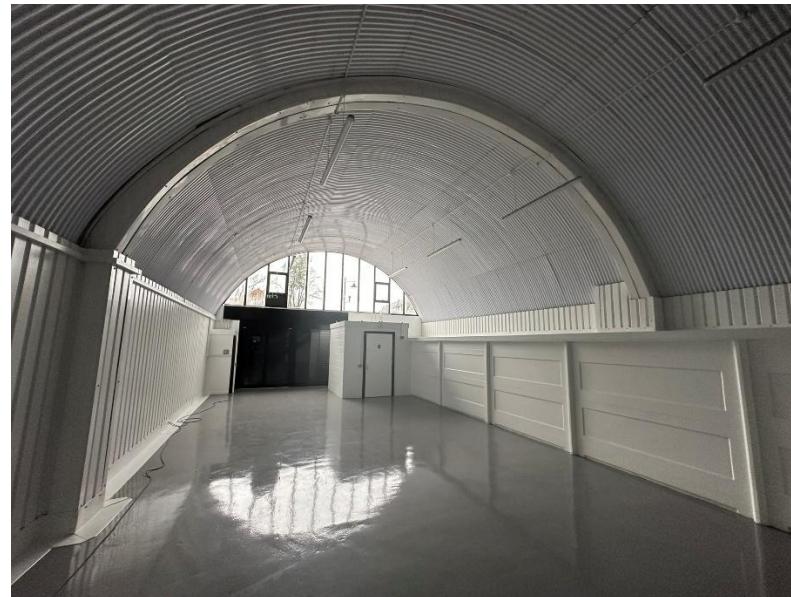


Description

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
Ground Floor	2,199	204.34
Mezz	812	75.37
Total	3,011	279.71

Rates

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

Plans

Plans are available, [click here](#)

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 Feb 2026.

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