


**Self Contained** **Christopher  
Thomas**

## **Gulliver House, Madeira Walk, Windsor, SL4 1EU**

Excellent detached town centre headquarter offices with on site parking

<b>Available Size</b>	7,402 sq ft / 687.67 sq m
<b>Service Charge</b>	Self contained
<b>Rates Payable</b>	£13.60 per sq ft
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### **KEY POINTS**

- Air conditioned
- On site parking
- Raised floors
- Central position



# Gulliver House, Madeira Walk, Windsor, SL4 1EU

## Description

Built by the renowned developer Speyhawk. Gulliver House is a prominent three storey detached headquarters office building, previously occupied by The Duke of Edinburgh Trust, with views over Bachelors Acre. Good on site parking in secure undercroft car parks. The offices are finished to a modern specification with air conditioning throughout and lift access.

Although self contained, the offices form part of a larger campus, tenants and occupiers of which include Tetra Pak, Logitech, Lakeside Software, Trilliant, Record plc and The Duke of Edinburgh Trust.

## Location

Situated in Windsor's core business district, near The Long Walk and adjacent to Bachelors' Acre, Gulliver House is close to Park Street and the High Street in an attractive town centre position. Windsor benefits from excellent road rail and air communications added to by the M4 smart motorway, as well as the fast Crossrail connection from Windsor Central Station. 27 minute fast travel time to Paddington via Slough. Both Windsor Central and Riverside Stations are within an easy walk as are the town's vibrant shopping restaurant hotel and leisure facilities.

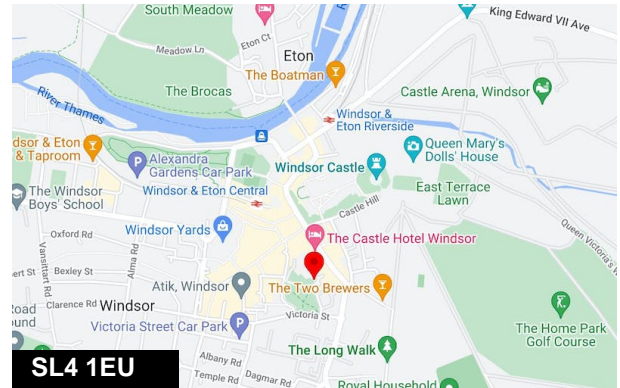
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception, meeting, staff and post room	2,363	219.53	Available
1st - Board room, meeting and staff rooms	3,024	280.94	Available
2nd - Mainly open plan staff office	2,015	187.20	Available
<b>Total</b>	<b>7,402</b>	<b>687.67</b>	

## Terms

On application.



## Viewing & Further Information

**Christopher Thomas**

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