

The Old Brewery

22 RUSSELL STREET, WINDSOR, SL4 1HQ

Iconic Former Brewery Site with Strong
Commercial Refurbishment / Residential
Redevelopment Potential



What3words: ///poem.smart.lovely



KEY HIGHLIGHTS

CHARACTERFUL OFFICE BUILDING WITH STRONG REDEVELOPMENT / COMMERCIAL REFURBISHMENT POTENTIAL IN A PRIME WINDSOR LOCATION

- Iconic former brewery site with rich architectural character;
- Prime central Windsor location, within a 5-minute walk of shops, restaurants and Windsor Castle;
- Excellent transport links to London Waterloo, Paddington, and Heathrow Airport;
- Seamless Elizabeth Line connectivity via nearby Slough station;
- Total site extends approximately 0.17 acres (0.07 hectares);
- The existing property comprises approximately 959.3 sq. m (10,326 sq. ft) (GIA) of office space (Class E) and a surface-level car park with c. 16 parking spaces;
- Lapsed planning consent for a three-storey extension to the existing office dated 9th November 2006;
- Opportunity for either a commercial refurbishment or residential conversion opportunity;
- Historic office income of approximately £185,000 per annum, reflecting an attractive rental yield of circa 10%.
- Offered with Vacant Possession;
- Unconditional and Subject to Planning offers for the freehold are invited by **noon on Thursday, 16th June 2026.**





LOCATION

The Old Brewery benefits from a prime location, within a minute's walk of Windsor's vibrant town centre.

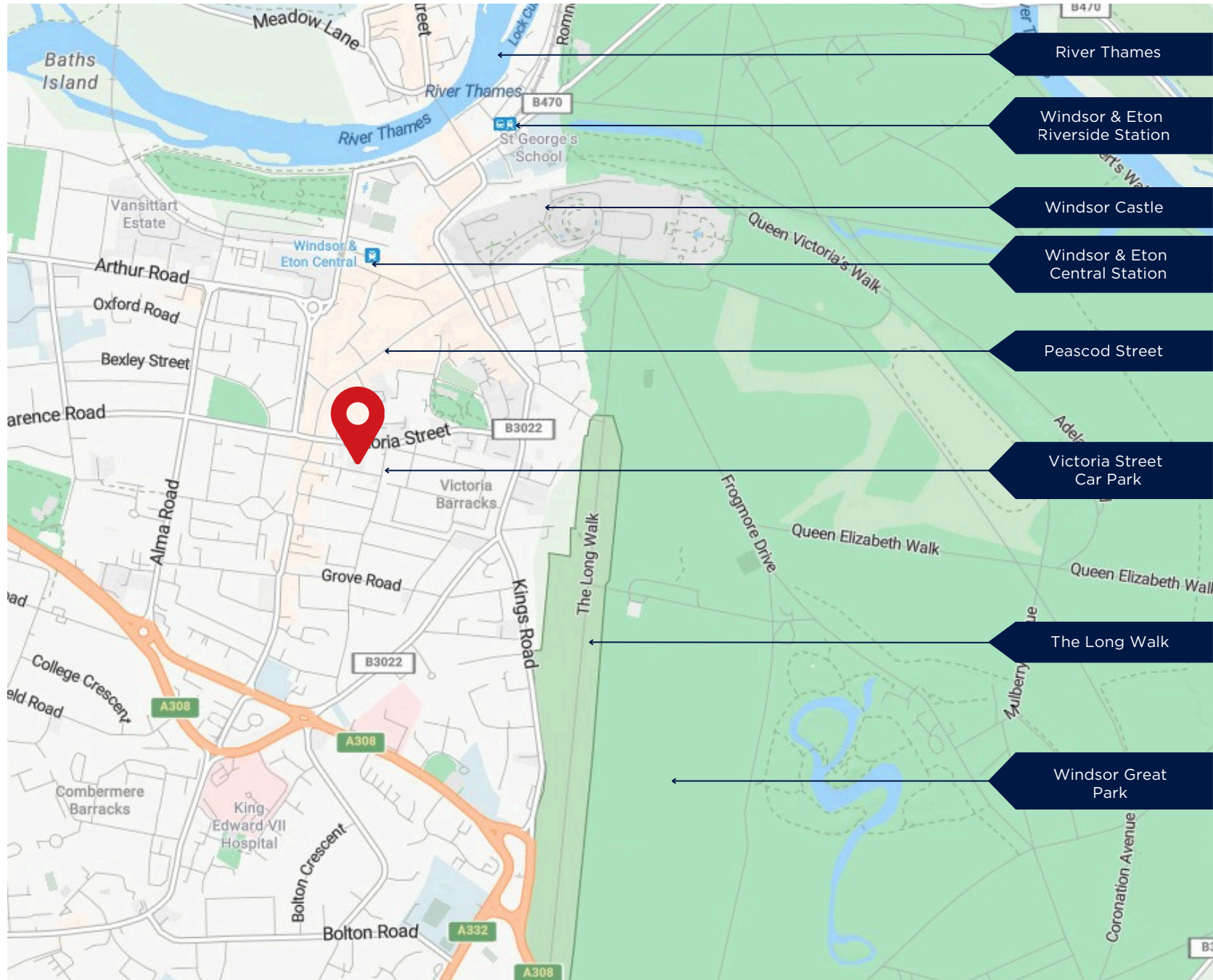
Windsor is strategically located approximately 24 miles west of Central London and 12 miles from Heathrow Airport. The town benefits from excellent transport links, with the M4 (J6) providing direct access to the M25 (J15) and the wider motorway network.

Both Windsor Eton Central and Windsor and Eton Riverside are located within walking distance from The Old Brewery, offering regular services to London Waterloo and London Paddington.

With the completion of the Elizabeth Line, there is now a seamless connection from Slough to key London destinations, including the West End, City, and Canary Wharf.

Windsor High Street (known as Peascod Street) is located immediately north of the Old Brewery site, offering access to a range of shops, restaurants, and local amenities.

Situated directly opposite Windsor Castle, Peascod Street provides convenient access to the castle and other nearby attractions. Its central location makes it an ideal starting point for exploring Windsor.



Location map for indicative purposes only



WINDSOR

Windsor is a vibrant historic town in Berkshire, known for its royal heritage and lively atmosphere. It offers a mix of cultural attractions, shopping, dining, and green spaces, with Windsor Castle as its most iconic landmark.

The town centre features a range of independent shops, well-known retailers, cafes, and traditional pubs, particularly around Peascod Street and Windsor Royal Station. Cultural highlights include the Windsor Guildhall and Theatre Royal, which host events year-round.

Windsor is a well-established residential town with a range of amenities that support day-to-day living. It offers a variety of housing options, including period properties and newer developments, appealing to a diverse mix of residents. The area is served by several well-regarded schools, as well as local health services, sports clubs, and community facilities.

Outdoor spaces such as Windsor Great Park and the River Thames provide scenic spots for walking, recreation, and leisure.



Photographs of Windsor Castle, Old Windsor Bridge and Church Lane, (for indicative purposes only)



Internal spiral staircase

View of the site from Victoria Street Car Park (facing south)
Photos and maps for indicative purposes only

THE OLD BREWERY

The Old Brewery is a charming, characterful office building with a blend of original period features and modern amenities. Arranged over basement, ground, and first floors, the property offers a combination of open-plan and cellular office accommodation. The building's rich history as a former brewery is reflected in its exposed brickwork, large feature windows, and a striking spiral staircase leading to a gallery-style landing. The ground-floor reception boasts stone tile flooring, a brass feature door, and decorative window detailing, creating an inviting entrance.

Additional features include a bar/lounge area with timber flooring, air conditioning, and a stylish glazed blockwork bar. The basement provides a presentation room, storage, and a comms room. An extension added in the early 2000s blends seamlessly with the original structure, forming an L-shaped layout.

The total site (outlined in red on the adjacent plan) extends over approximately 0.17 acres (0.07 hectares). The access land—hatched blue on the OS plan—is held under Title number BK139988. The Vendor retains rights of access over this land.

The site is bounded by Victoria Street to the north, Victoria Street Car Park to the east, Russell Street to the south, and other retail, office, and residential properties to the west. The wider area comprises a mix of residential, retail, and commercial properties. The site has pedestrian access from Russell Street and vehicular access via Victoria Street, through an arched entrance. Access to Victoria Street is shared with properties 59, 61, and 67.

The property includes 16 parking spaces, with 12 spaces currently leased to NCP.



OS Redline Plan of the ownership, for indicative purposes only

EXISTING ACCOMMODATION

Floor	Use	GIA (sq. m)	GIA (sq. ft)
Basement	Office	193.3	2,081
Ground	Office	372.2	4,006
First	Office	393.8	4,239
TOTAL		959.3	10,326



Courtyard and car park area (northeast)



View of the site from Victoria Street Car Park (facing northwest)



Site entrance from Victoria Street (facing south)
All maps, photographs & plans are for indicative purposes only

TITLE & OWNERSHIP

The land is split into various titles. All title documents can be found in the data room. However, we provide a summary of the titles within the ownership below.

Title Number	Title Plan	Tenure	Address
BK127502		Freehold	65A Victoria Street, Windsor
BK115269		Freehold	The Old Brewery, 22 Russell Street, Windsor, SL4 1HQ
BK154568		Freehold	Land lying to the south of Victoria Street, Windsor, SL4 3JZ
BK374404		Freehold	Part of The Old Brewery, Victoria Street, Windsor
BK374405		Freehold	Land adjoining Old Brewery, Victoria Street, Windsor
BK376432		Long Leasehold	Car parking spaces associated with Old Brewery, Victoria Street, Windsor

THE OPPORTUNITY

The Old Brewery presents an opportunity to either refurbish and reposition the existing office accommodation or pursue a residential conversion, subject to the necessary consents. The property currently comprises approximately 959.3 sq m (10,326 sq ft) of Class E office space, together with a surface car park providing around 16 spaces.

There is also the benefit of a historic (now lapsed) planning consent for a three-storey extension, indicating the site's capacity for further development and offering flexibility for a range of future uses.

Windsor Office Market

The Windsor office market is currently trading at attractive yields in the region of 10-11%, reflecting both the town's strong underlying fundamentals and the value opportunity available to investors.

Limited recent development, a tightening supply of quality space, and improving sentiment across the wider South East office market continue to support the case for yield compression over the medium term.

Residential Development

Given the sites position within a mixed use environment, there may be potential to convert and/or extend the existing building for residential development, subject to the necessary planning consents.

Historically, an architect has provided drawings for a residential development and these can be found in the data room. Please note these drawings are for illustrative purposes only and cannot be relied upon.



Elevation showing previously granted side story extension (indicative only).

PLANNING OVERVIEW

The site is located within the jurisdiction of the Royal Borough of Windsor and Maidenhead. The Development plan that covers the area comprises the Borough Local Plan 2013-2033, adopted neighbourhood plans (Windsor Neighbourhood Plan), minerals and waste and Southeast Plan Policy NRM6 – Thames Basin Heaths Special Protection Area.

The property is not listed but is located in Windsor Town Centre conservation area. According to the Environment Agency's flood map, the site lies within flood zone 1 – an area with a low probability of flooding.

PLANNING HISTORY

In November 2006, planning permission was granted (and since lapsed) for a three-storey extension to the existing office, to be built on the car parking area of the site (reference O6/00304/FULL).

We include a copy of the proposed front elevation (north) below. All documents associated with the application can be found in the data room.



GROUND FLOOR



FIRST FLOOR



METHOD OF SALE

Unconditional written offers are sought via informal tender for the freehold by **noon on Thursday, 16th June 2026**. Please note that the Vendor will not be obligated to accept the highest offer or any other offer.

In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Type of agreement and level of offer;
- Details of your proposals for the site;
- Confirmation of any other conditions attached to the offer (if any), and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange including anticipated timescales for carrying out proposed works;
- Confirmation of your anticipated timescales for exchange and completion of contracts;
- Provide details of how you propose to fund the purchase as well as confirmation that your bid had received board approval or equivalent, and if not, the process and anticipated timescales required to obtain such approval;
- Specify your proposed exchange deposit and confirm that this will be non-refundable;
- Provide any other information that you feel should be taken into consideration in the assessment of your bid; for example any recent experience of delivering schemes of this nature in the vicinity or in dealing with the council.

Please note that each bidding party may be required to provide proof of funds in support of their offer.



View from Victoria Street Car Park facing southwest (for indicative purposes only)



Site facing south, for indicative purposes only

DATA ROOM

An online data room is available upon request, which contains all relevant planning, legal and technical information. Please contact one of the selling agents for access.

VIEWINGS

All on-site viewings are strictly by accompanied appointment only. We will be arranging weekly viewing slots and parties will be advised in due course.

Prior to inspecting the site, we strongly recommend that you discuss any points which are likely to affect your interest in the site. Neither the vendors nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents or consultants whilst on site.

SERVICES

Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of the opportunity.

EPC

The property has an EPC rating of D. Further information can be found in the data room.

VAT

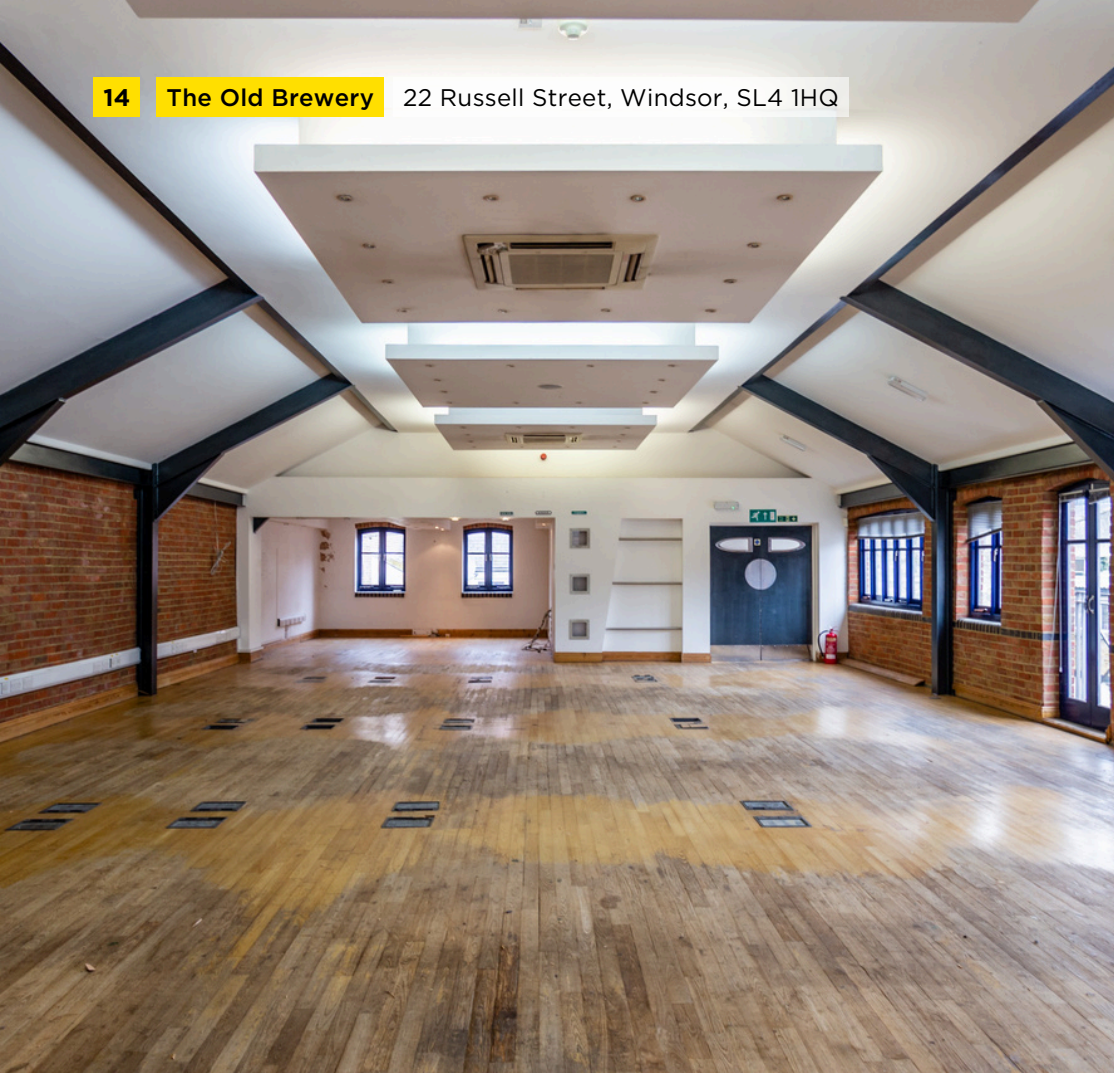
The Vendor has elected to charge VAT on the purchase.

VACANT POSSESSION

The site is sold with Vacant Possession.

AML

The successful bidder will be required to satisfy all requirements before exchange of contracts.



IMPORTANT NOTICE

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