Christopher Thomas

Office

TO LET



The Studio, Admiral House, St Leonards Road, Windsor, SL4 3BL

Contemporary Grade A Plus offices, with good parking, in one of Windsor's iconic offices, with feature entrance, town centre location.

Available Size	1,895 sq ft / 176.05 sq m
Rent	£37.40 per sq ft Day 1 fitted and furnished - terms subject to lease length and financial status
Service Charge	To be confirmed
Rates Payable	£9.80 per sq ft Interested parties must verify with the Local Authority, The Royal Borough of Windsor & Maidenhead.
EPC Rating	B (26)

KEY POINTS

- 4 parking spaces in rear private courtyard
- Open plan with meeting rooms
- LED lighting
- Shower facility
- Exposed services air conditioning
- Impressive reception and entrance
- Great natural light and main office floor to ceiling height
- Cycle storage

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Description

The offices form The Studio, ground floor excellent offices with an impressive reception meet and greet area. Originally built in 1908 as the imposing Windsor Courthouse and Police Station, Grade Listed traditional space presented in the most modern manner. Our client has completely renovated The Studio space to provide contemporary finishes with 18 desk spaces, two meeting rooms, two Zoom rooms, break out kitchen as well as a relaxing entrance / welcome area. 4 parking spaces are provided in a private rear courtyard plus an enclosed cycle store.

Location

In the town centre, next to Windsor Art's Centre. Quick access to Windsor Relief Road dual carriageway access to the M4. Walk from Windsor Central and The Riverside Station. Excellent restaurant, shopping and leisure facilities, all close at hand in this vibrant internationally recognised location.

Junction 6 of the M4 motorway 2 miles north of the town, providing direct access to the national motorway network being just 5 miles west of the M4/M25 interchange and 6 miles west of Heathrow Airport. There are regular rail services from Windsor's rail stations to London via Slough and the fast link Elizabeth Line and London Waterloo from The Riverside Station.

Accommodation

The office extends to the following floor area, for guidance purposes only, floor plan attached for guidance only.

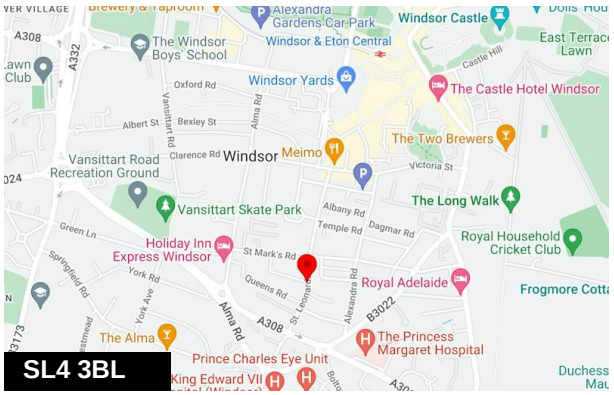
Name	sq ft	sq m	Availability
Ground - The Studio	1,555	144.46	Available
Ground - Reception and Break Out Room	339	31.49	Available

Terms

Exciting space available on a new lease, subject to contract. Come and join existing tenants Telos, BIAL Pharmaceutical, and Giovanni Rana in this dynamic and vibrant office environment.

Video

- 360 degree tour - https://api2.enscape3d.com/v3/view/link/7ee669bd-b9ed-4a89-8eef-54f2bd6d96eb/dd2c3a33-9c81-4bf0-afc9-b1281e61010b





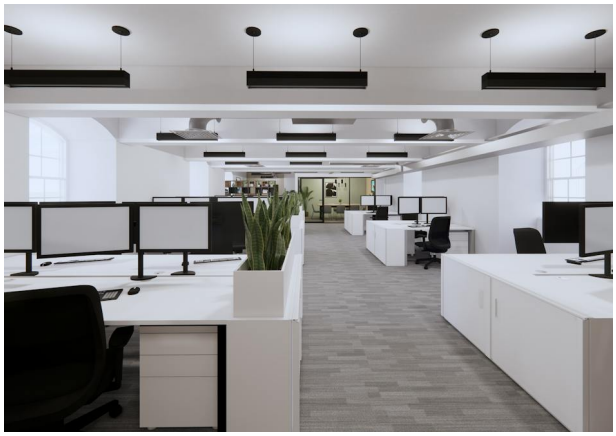


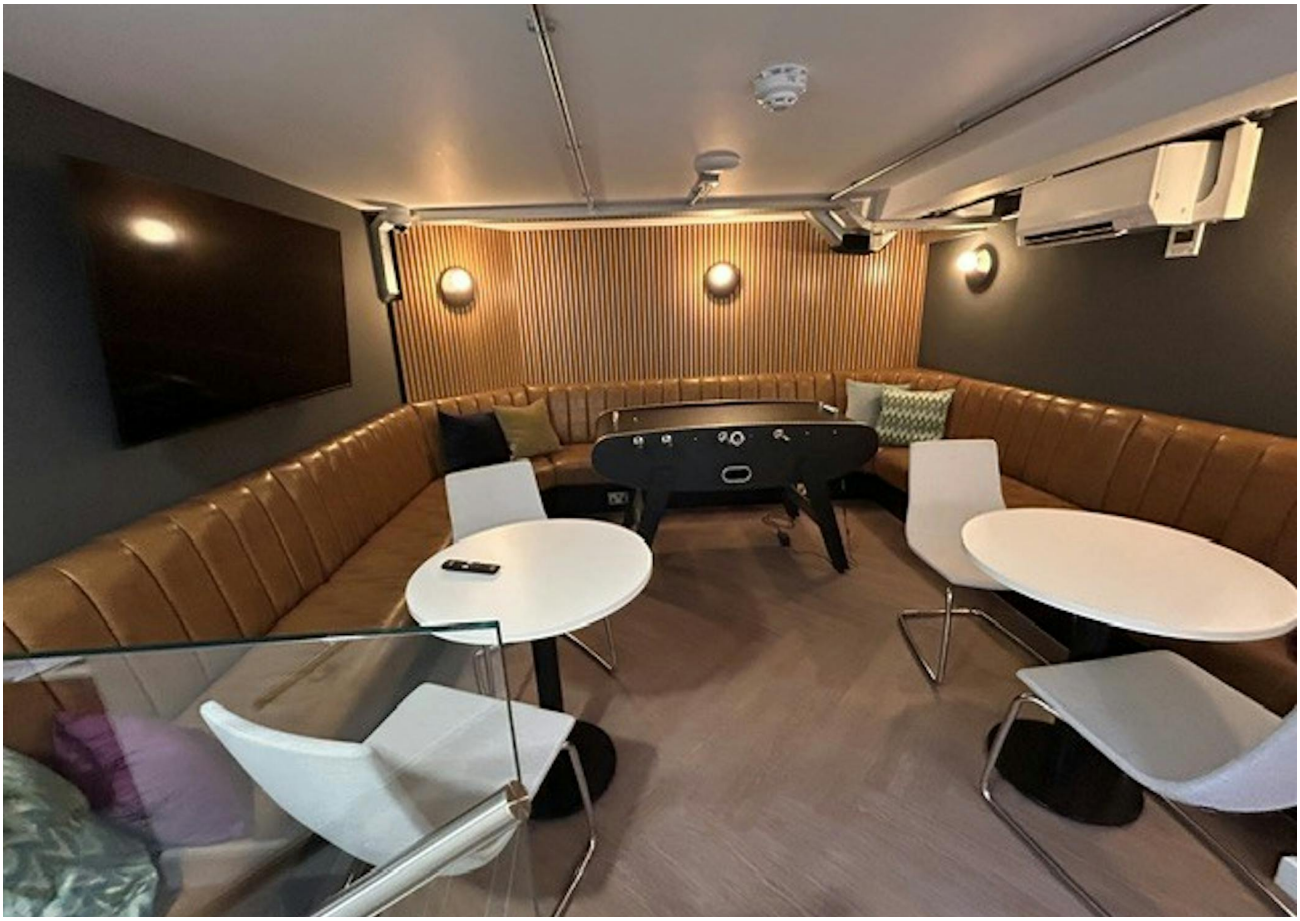
Viewing & Further Information

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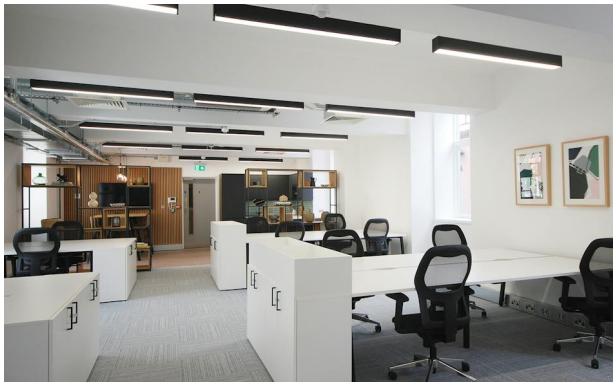
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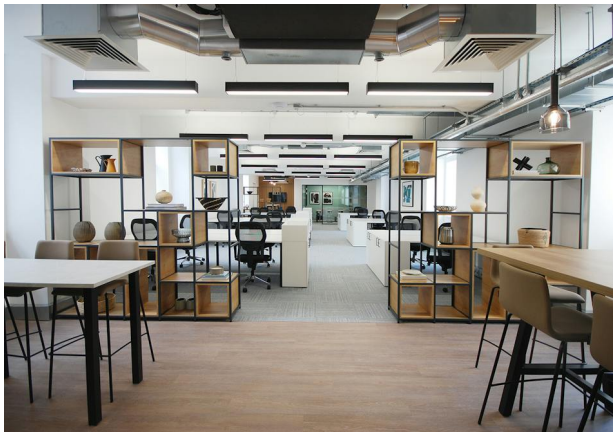






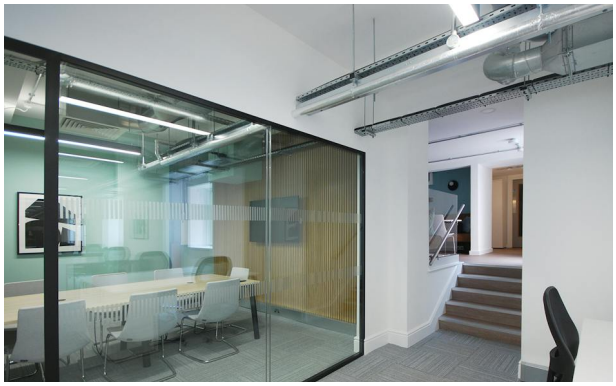
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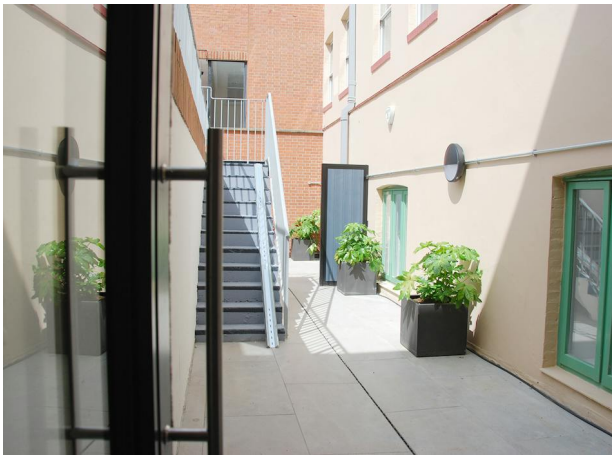






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1 Proposed Basement Floor Plan
1:50

PLEASE SCAN WITH YOUR PHONE FOR A DYNAMIC 3D VIEW

PLEASE SCAN WITH YOUR PHONE FOR A DYNAMIC 3D VIEW

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FORBO TESSERA
OUTLINE CARPET TILES
REF: SODA

MODULEO LAYRED
LAUREL OAK LVT
HERRINGBONE LAYOUT

MODULEO LAYRED
LAUREL OAK LVT
PLANK LAYOUT

Flooring legend
1:50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

Rev	Amendment	Date

PRELIMINARY ISSUE

One Bridge Wharf
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www.tmdbc.co.uk

Project
ADMIRAL HOUSE
ST LEONARDS ROAD,
WINDSOR

Drawing:
Proposed basement plan

Scale:	Date:	Drawn By:	Checked By:
1:50	05-04-23	RP	DQ

Job No.	Drg No.	Revision
10741	PR-21	

CADLON002 A1