



WINDSOR TRADE CENTRE

Windsor | SL4 4LE



Petchey
HOLDINGS

TO LET

**3,541 -
17,266 sq ft**

REFURBISHED TRADE COUNTER UNITS TO LET



WINDSOR TRADE CENTRE

LOCATION

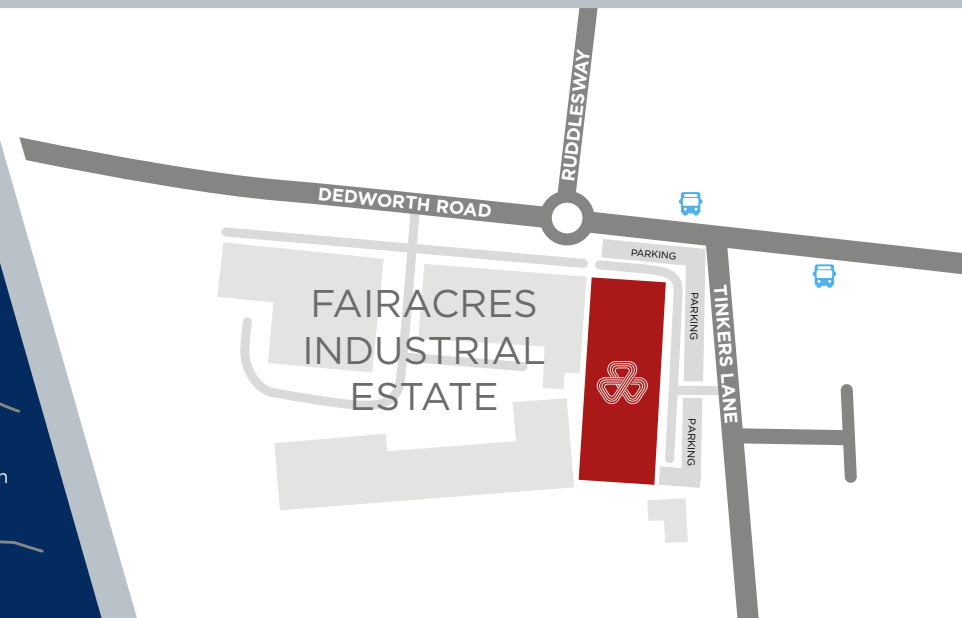
The Royal Borough of Windsor & Maidenhead has a population of over 150,000 (2018 census). The town benefits from excellent transport links due to its proximity to the M4. Both the A308 and A355 connect Windsor to the M4, which is less than 3.5 miles to the north at Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network. Maidenhead is within easy distance as is Heathrow Airport.

Fairacres is a prominently positioned popular estate on the outskirts of Windsor, two miles west of the Town Centre. On the estate, Windsor Trade Centre is located on a prominent corner

position where Dedworth Road meets Tinkers Lane. Nearby occupiers include a Tesco Superstore only 200m to the east, as well as Archway Lawnmowers, QV London Ferrari, Heidi Rhodes School of Dance and The Kerith Centre. In May 2020, a full planning application was submitted for a new Aldi Supermarket 400m to the west, replacing Windsor Garden Centre. The mix of uses and expansion of retail dominance underlines the provenance of the specific catchment area as well as the ease of regional access to and from the M4 / M3 and Greater London.



Postcode: SL4 4LE





DESCRIPTION

The property comprises four modern, recently refurbished trade counter units. Each unit benefits from:

- A single roller shutter loading door and dedicated loading bay area.
- Clear portal warehouse, with minimum clear internal heights ranging from 3.0m-3.4m.
- 3 phase power.
- Integral ancillary offices, with separate dedicated pedestrian access and good natural light throughout.
- Allocated customer/staff parking.
- Roadside frontage and shared totem signage.



Key features



Good parking



Ancillary offices



Three phase power



Immediate availability

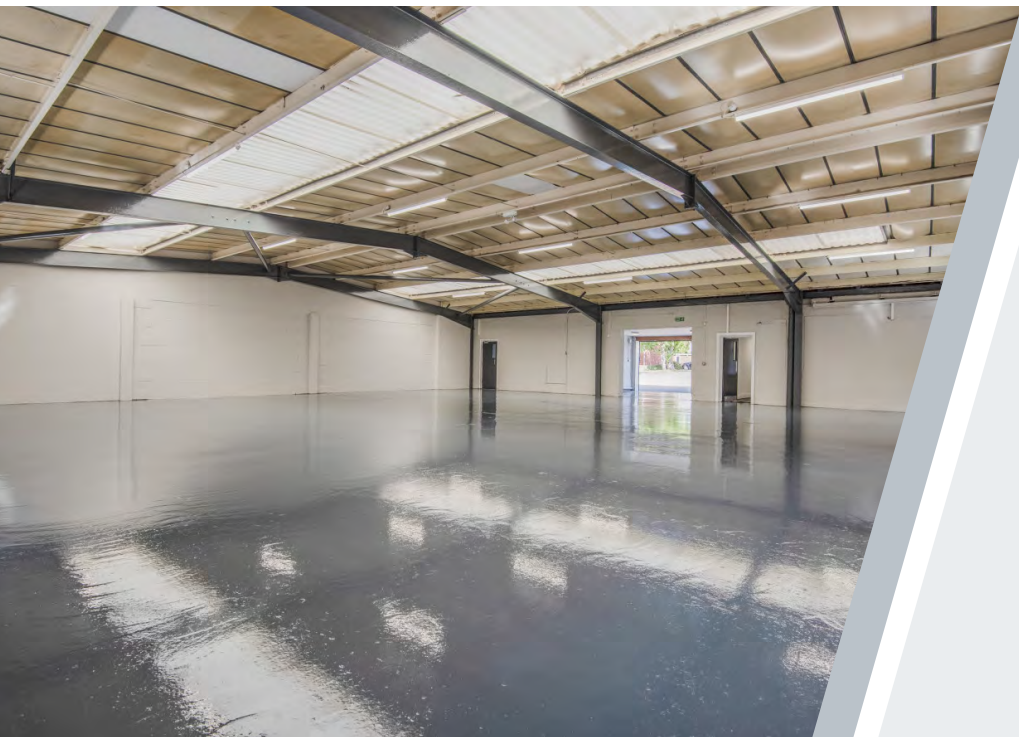


Clear portal span roof with sky panels



Excellent transport links to London and the M4

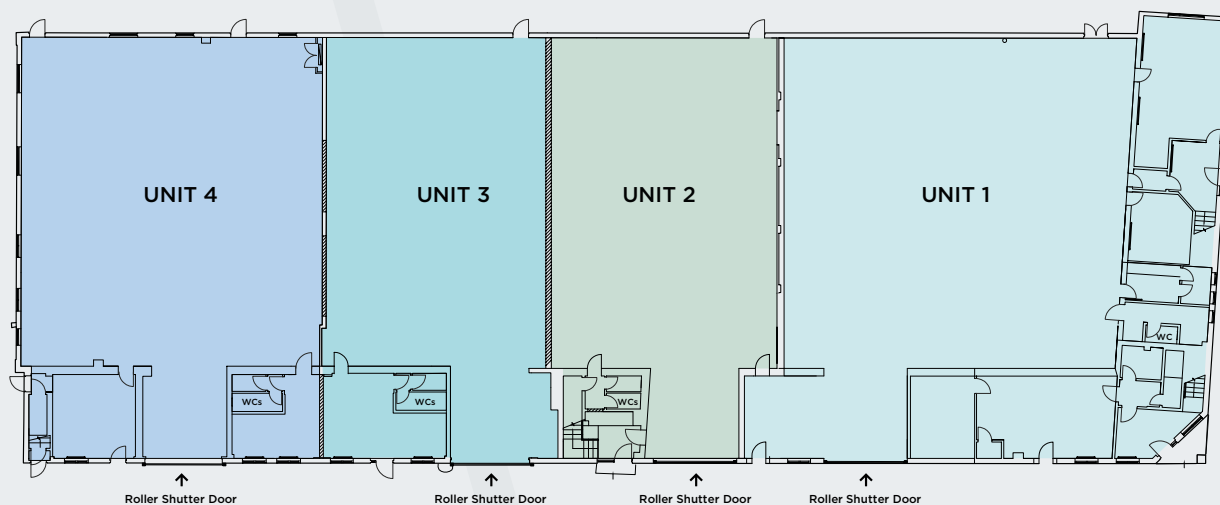




ACCOMMODATION

Please note the floor areas provided are subject to on site check measurement and for initial guidance only.

Unit	Total area	First floor
Unit 1	5,534 sq ft	832 sq ft
Unit 2	3,211 sq ft	825 sq ft
Unit 3	3,548 sq ft	620 sq ft
Unit 4	4,711 sq ft	772 sq ft





BUSINESS RATES

Being assessed.

EPC

Currently showing a Grade D to E.

TERMS

New leases are available at open market rents subject to lease length, use and financial status.

FURTHER INFORMATION

Through the joint agents.



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