



**TO LET**

Goswell Hill Arches,  
Windsor, SL4 1RH



Video Link

**E Class & Storage Arches**  
**1,140 – 2,900 sq ft**

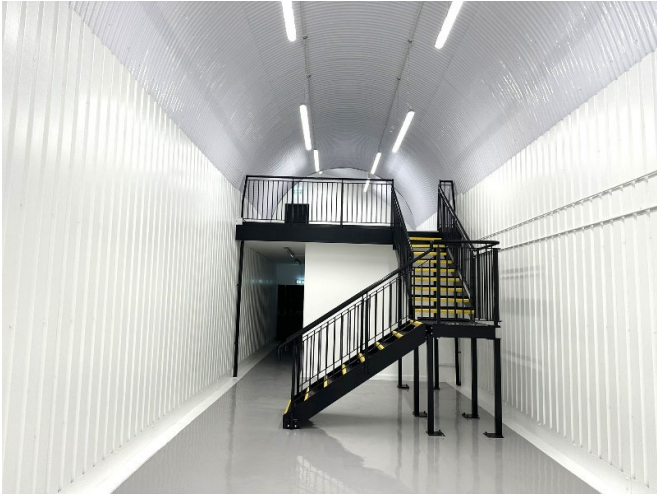


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**020 7629 8501**

Arch 11 Goswell Hill, Windsor, SL4 1RH

Arch 11 Goswell Hill Video Tour



E Class Opportunity  
1,140 – 2,900 sq ft



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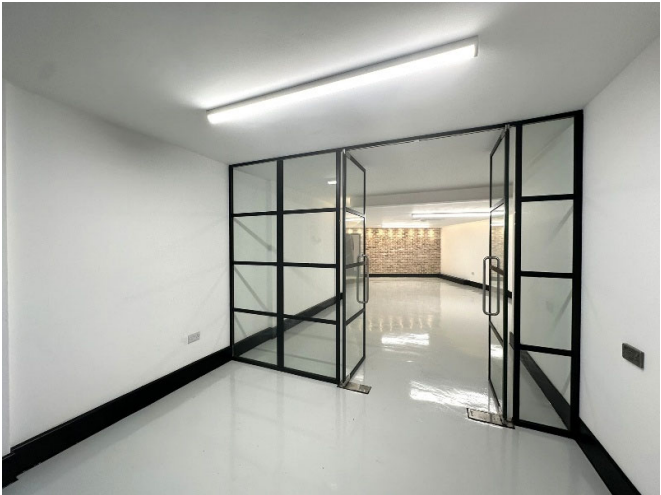
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**Arch 13a Goswell Hill, Windsor, SL4 1RH**

**Arch 13a Goswell Hill Video Tour**



- Arch 13a comes with a full-length mezzanine in place, utilising the generous height of the unit
- Glazed frontage allows for ample natural light provisions on both floors
- Fitted with WC, kitchenette and shower facilities
- Access/escape route at the rear to Bridgewater Terrace



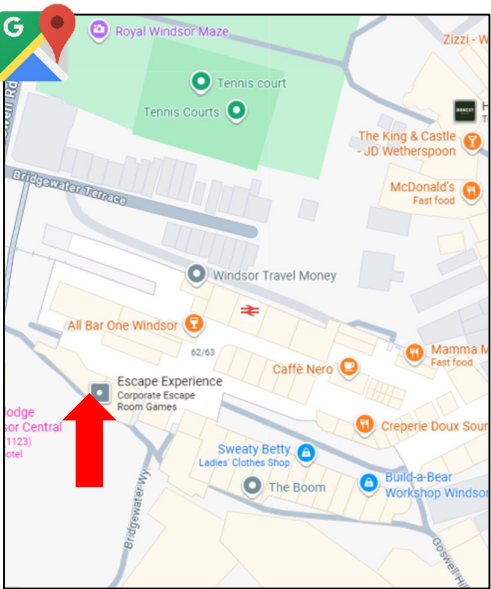
**E Class and Storage Opportunities**  
**1,140 – 2,900 sq ft**



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Goswell Hill, Windsor, SL4 1RH



Description

Fully refurbished arches of brick construction neighbouring Windsor & Eton Central Station. The arches are fully lined internally and suitable for a range of E class and storage uses. The arches are accessed via frontages behind an electric roller shutter facing Goswell Hill.

Internally the spaces benefit from:

- 3-Phase power
- Electric Roller Shutter
- Units 13a and 16a have glazed frontages and air conditioning
- Water\*\*
- WC & Kitchenette facilities\*\*

\*\*Unit 6 does not currently have water or waste.

Location

Well situated, neighbouring Windsor & Eton Central Station and 400m from Windsor & Eton Riverside Station which provides regular services to London Waterloo. Windsor & Eton Central recorded 1.71 million total entries and exits in 2024/25.

Located within Windsor Royal, which integrates the Windsor Yards and Windsor Royal Station Shopping Centre. The arches are surrounded by an eclectic mix of national and independent retail brands.

Terms

A new lease directly from the landlord.

Floor Areas (GIA)

| Unit     | Sq ft | Rent pa                |
|----------|-------|------------------------|
| Arch 11  | 2,900 | £24,960<br>Under Offer |
| Arch 13a | 1,830 | £36,960                |
| Arch 16a | 1,140 | £27,960                |
| Arch 6   | 2,840 | £34,080                |

\*\*VAT is payable on top of rent. Rents are exclusive.

Plans

Plans are available upon request.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Rates

Please see Grant Mills Wood website or the Valuation Office Agency website.

Viewings

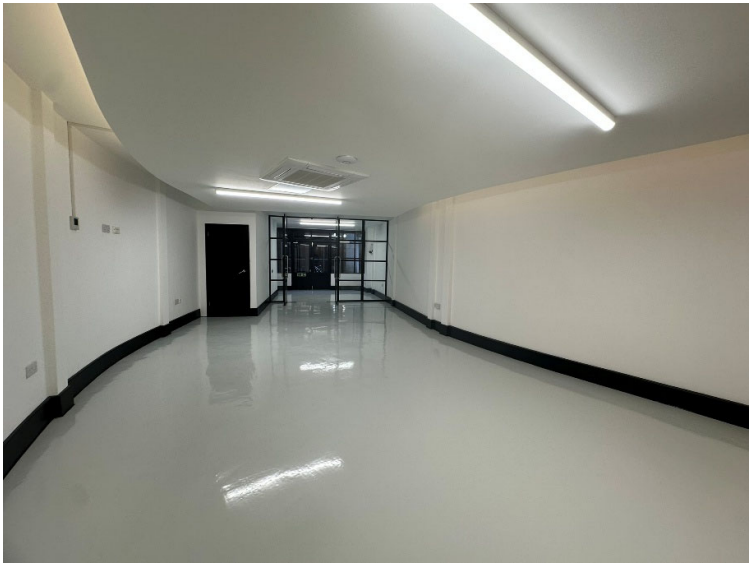
Viewings - strictly by appointment through Grant Mills Wood:-



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\*\*Business rates - Interested parties are advised to make their own enquires via the Royal Borough of Windsor and Maidenhead September 2026.

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