



**TO LET**

Goswell Hill Arches,  
Windsor, SL4 1RH



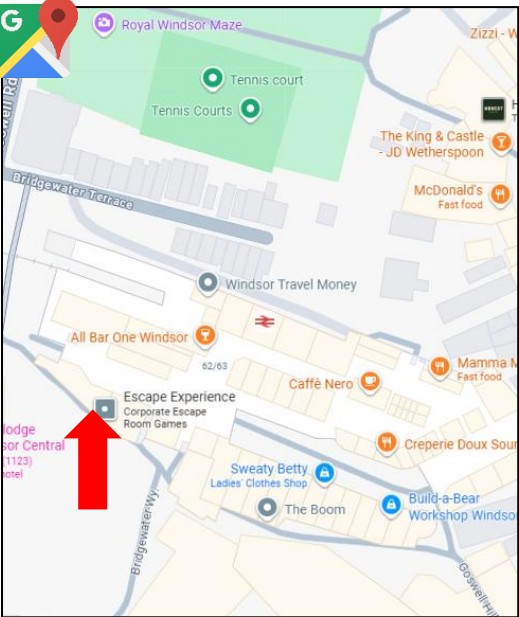
Video Link

**Retail Opportunity**  
**1,830 – 2,900 sq ft**



**Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**



### Description

Two 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 uses. Both arches are accessed through glazed frontages behind an electric roller shutter facing Goswell Hill.

Internally the spaces benefit from:

- 3-Phase power
- Glazed Frontage & Electric Roller Shutter
- Double Height Units
- Water
- WC & Kitchenette facilities

### 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. Offers for each unit are invited in excess of **£36,960 pa exc plus VAT**.

### Floor Areas (GIA)

Unit	Sq ft	Sq m
Arch 11	2,900	269
Arch 13a	1,830	170

### Rates

\*\*Rates payable from 1<sup>st</sup> April 2026 equate to:  
Arch 11 - £12,415  
Arch 13a - £7,162.50

### Plans

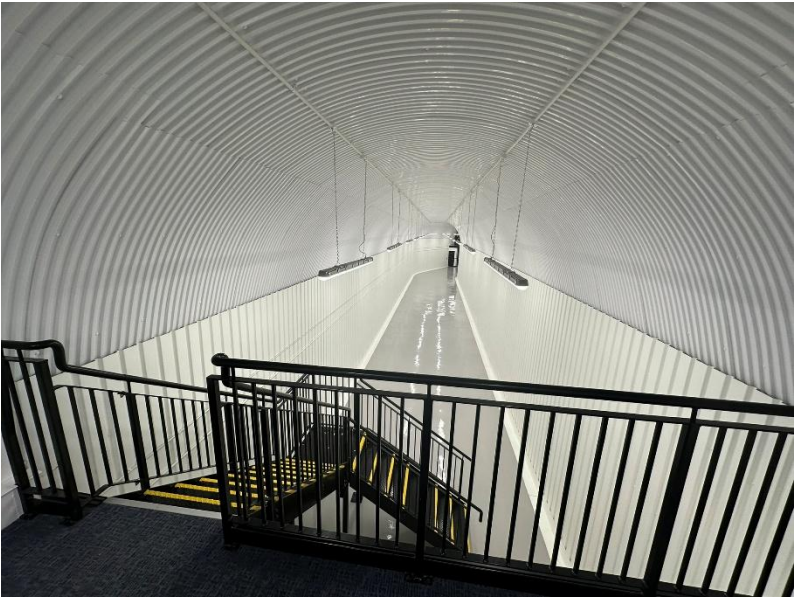
Plans are available upon request.

### Legal Costs

Each party is to bear their own legal costs.

### EPC

An EPC is available upon request.



### Viewings

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith  
[Fabians@grantmillswood.com](mailto:Fabians@grantmillswood.com)  
07494 474190



Jonathan Hay  
[Jonathanh@grantmillswood.com](mailto:Jonathanh@grantmillswood.com)  
07798 605532

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

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