

Great Studio Space



2 Acre Passage, Windsor, SL4 1DL

Right in the town centre, character studio space with an open truss ceiling, finished in a modern manner to an excellent standard.

Available Size	1,267 sq ft / 117.71 sq m
Rent	£35,000 per annum subject to contract
Rates Payable	£8,170 per annum based on office use. Interested parties must verify with RBWM
EPC Rating	C

KEY POINTS

- Great town centre position
- Modern finishes
- Excellent height
- New lease

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Description

2 Acre Passage provides a stylish and well lit spacious area with potential for a wide range of uses. Traditional office use, medical or leisure uses such as Pilates or Yoga would be suitable.

Location

Acre Passage is right in the centre just off Peascod Street, Windsor's main retail area, with loading and unloading via Mellor's Walk / Bachelors Acre past the new Travel Lodge, to the side entrance of TK Maxx. The property is also close to Windsor's Central Station, which connects to The Elizabeth Line.

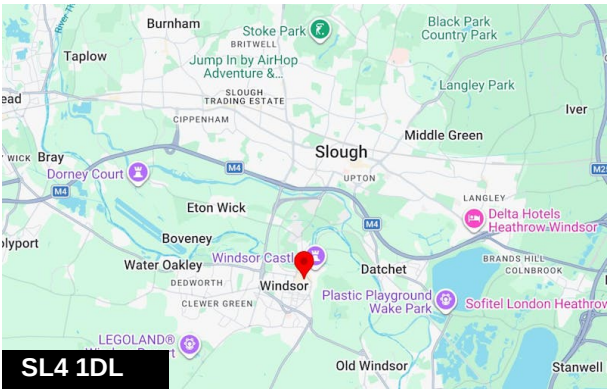
Accommodation

The accommodation comprises the following approximate area :

Name	sq ft	sq m	Availability
1st - Self contained suite	1,267	117.71	Available
Total	1,267	117.71	

Terms

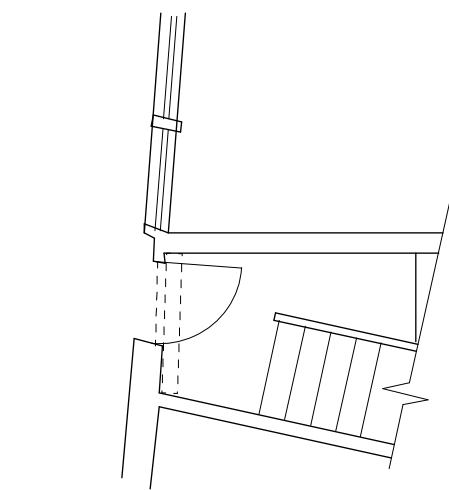
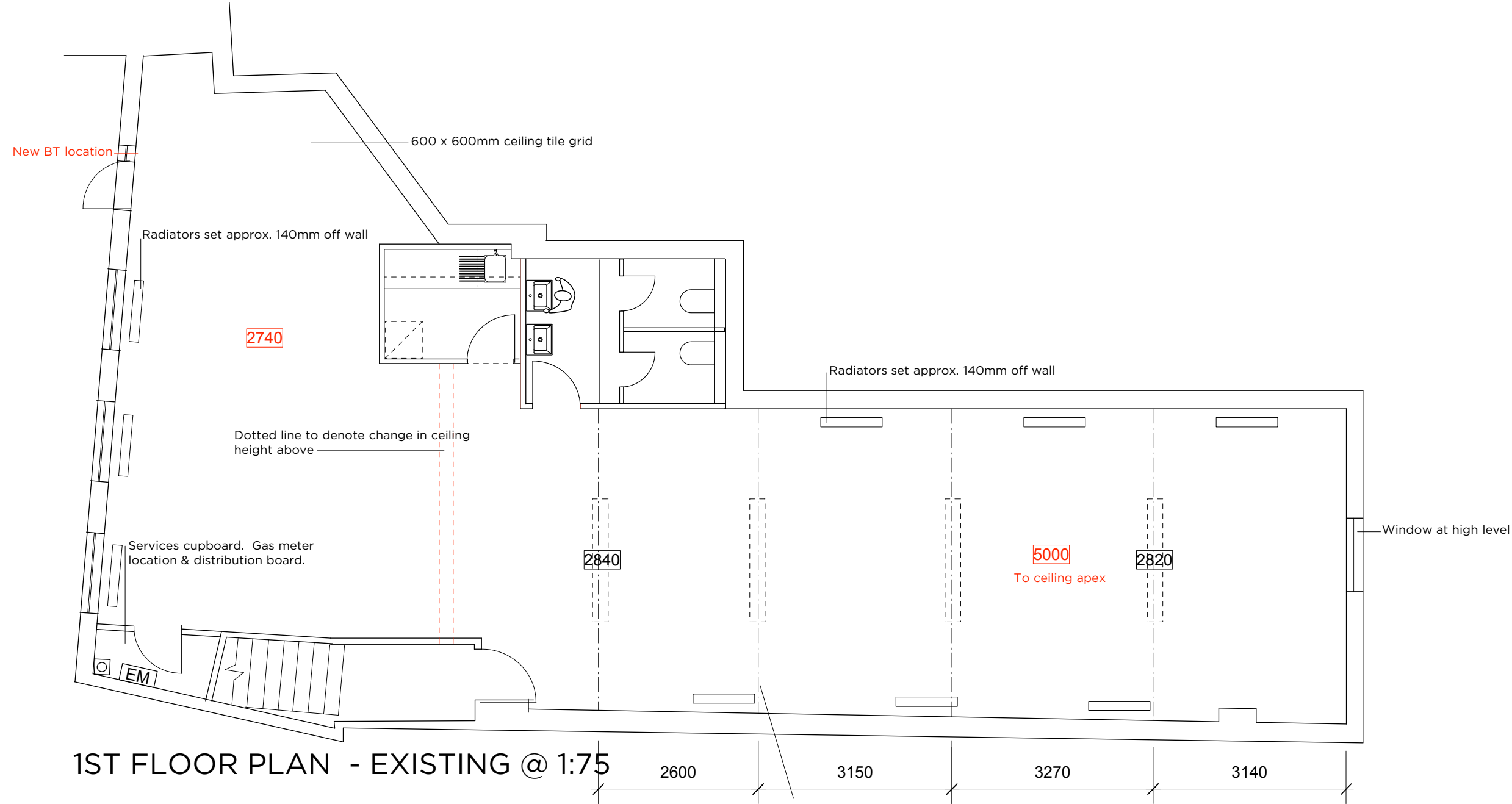
Available on a new lease., terms are subject to lease length, financial status and contract.



Viewing & Further Information

Christopher Thomas
01753 839390 | 07770 768342
ct@chthomas.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 21/07/2026



GRD FLOOR LOBBY

GENERAL NOTES:

1. This drawing represents design intent only. Contractor to take full responsibility for dimensions & conditions on site.
2. Contractor to ensure all details are commensurate with structural stability
3. All drws to be read in conjunction with specification / scope of works.
4. Full setting out details to be provided by contractor for approval by BOX66 prior to construction.
5. All health & safety measures to be taken when carrying out structural work; manual handling; falling objects; working at heights; moving machinery; hazardous substances; noise; vibration are all applicable to this project.
6. Contractor to take care to minimise risk by ensuring scaffold requirements; supervision; protective safety wear; lifting gear; machinery checks; clean & tidy site are set out as part of the contract works & remains his responsibility for the duration of the project as set out by the Contract.

NB: DRAWING STRICTLY TO BE READ IN CONJUNCTION WITH ALL OTHER GA PLANS TO OBTAIN FULL EXTENT OF WORKS. PLEASE NOTE CROSS REFERENCING WHERE APPLICABLE.

CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS ON SITE PRIOR TO WORKS.

ALL SETTING OUT ON SITE TO BE APPROVED BY BOX66 PRIOR TO WORKS

Rev:



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Figured dimensions are to be taken in preference to those scaled. The contractor is to verify all dimensions and conditions on site

CLIENT

THE BOX66 GROUP

PROJECT

ACRES PASSAGE - OFFICE LAYOUT

DRAWING

EXISTING GA PLAN

FOR INFORMATION

DATE DRAWN BY

JULY 2016

SCALE

1:75 @ A3

DRAWING No.

11091/AP/GA/001/A

All elements of this drawing are to be set out by the contractor and to be approved by **BOX66** prior to any implementation