



27 Victoria Street, Windsor, SL4 1HE

Attractive town centre offices with secure gated parking, overlooking Bachelors Acre.

Available Size	2,268 sq ft / 210.70 sq m
Rent	£27.50 per sq ft including parking, subject to contract and financial status.
Rates Payable	£7.95 per sq ft for guidance only. Interested parties must verify directly with The Royal Borough of Windsor & Maidenhead.
EPC Rating	EPC exempt - Listed building

KEY POINTS

- Excellent town centre position
- Practical provision of open plan, break out, meeting room space and basement storage
- Arched gateway security entrance to a paved courtyard with parking.

Description

Part of an attractive terrace of Grade II prestigious offices renovated and refurbished to a contemporary standard providing excellent corporate space with gated courtyard parking.

Location

27-31 Victoria Street is situated in the town centre, opposite Bachelors Acre, close to the Victoria Street multi-storey car park, William Street and Peascod Street retail leisure and banking facilities. The two main line stations are within easy walking distance, Windsor Central Station to London Paddington / Elizabeth Line via Slough (27 minutes fastest journey time) and The Windsor & Eton Riverside to Waterloo.

The M4 is close by at Junction 6 via Royal Windsor Way and the M25 Junction 13 approximately 6 miles, leading directly to Heathrow T5. Access from the Ascot direction is easy, via Windsor Great Park or via Winkfield past Legoland. The M3 Junction 3 is just beyond Ascot.

An excellent location for road rail and air, with an internationally recognised address.

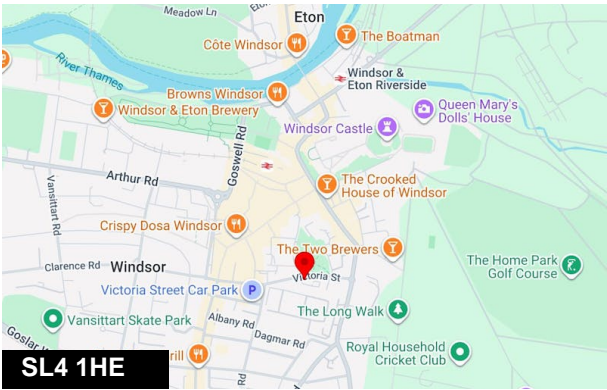
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception meeting room/s and open plan	1,180	109.63	Available
1st - Two rooms plus open plan	880	81.75	Available
Basement - Storage room	208	19.32	Available
Total	2,268	210.70	

Terms

Commercial lease terms, subject to contract an financial status.



Viewing & Further Information

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