

Great position



## Arundel House, Farm Yard, Windsor, SL4 1QL

Popular town centre offices next to Windsor's attractive Victorian Grade Listed Riverside Station, with great castle views.

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,142 sq ft / 106.10 sq m                                                                                                 |
| Rent           | £19 per sq ft subject to contract                                                                                         |
| Rates Payable  | £14.75 per sq ft<br>fr guidance only. Interested<br>parties must verify with The Royal<br>Borough of Windsor & Maidenhead |
| EPC Rating     | C (75)                                                                                                                    |

### KEY POINTS

- Modern offices / lift access
- Double aspect with castle views
- Next to Windsor's Riverside Station
- New flexible lease for already part fitted space

Description

A prominent corner office building with a shared ground floor entrance leading to a lift lobby and stairs to the upper floors. The second floor although mainly open plan also has sensible configured glazed offices, a meeting room and managers room, together with a fitted kitchen / break out area, with great views of the castle.

Location

Arundel House occupies a great position in the town centre with views up to Windsor Castle, in a vibrant area by the riverside embankment and pretty bridge over to Eton. The office is also adjacent to The Windsor & Eton Riverside Station and just a short pleasant town centre walk to Windsor & Eton Central Station (fast Elizabeth Line connection via Slough). Easily accessed by car, Arundel House just 2.5 miles from Junction 6 of the M4, or via Datchet to the M25 and Heathrow.

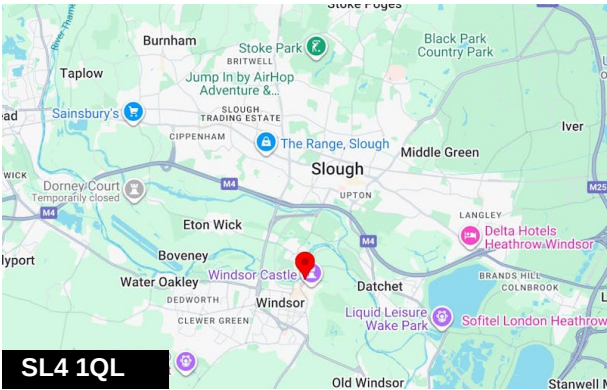
Accommodation

The accommodation comprises the following areas:

| Name                      | sq ft | sq m   | Availability |
|---------------------------|-------|--------|--------------|
| 2nd - castle view offices | 1,142 | 106.10 | Available    |
| Total                     | 1,142 | 106.10 |              |

Terms

Available on a new lease at a rental guide of £19.00 per sq.ft. subject to contract.



Viewing & Further Information

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NOTES



|    |          |              |    |
|----|----------|--------------|----|
| 00 | DEC 2024 | FOR PLANNING | CP |
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| REV | DATE | DESCRIPTION | DRAWN |
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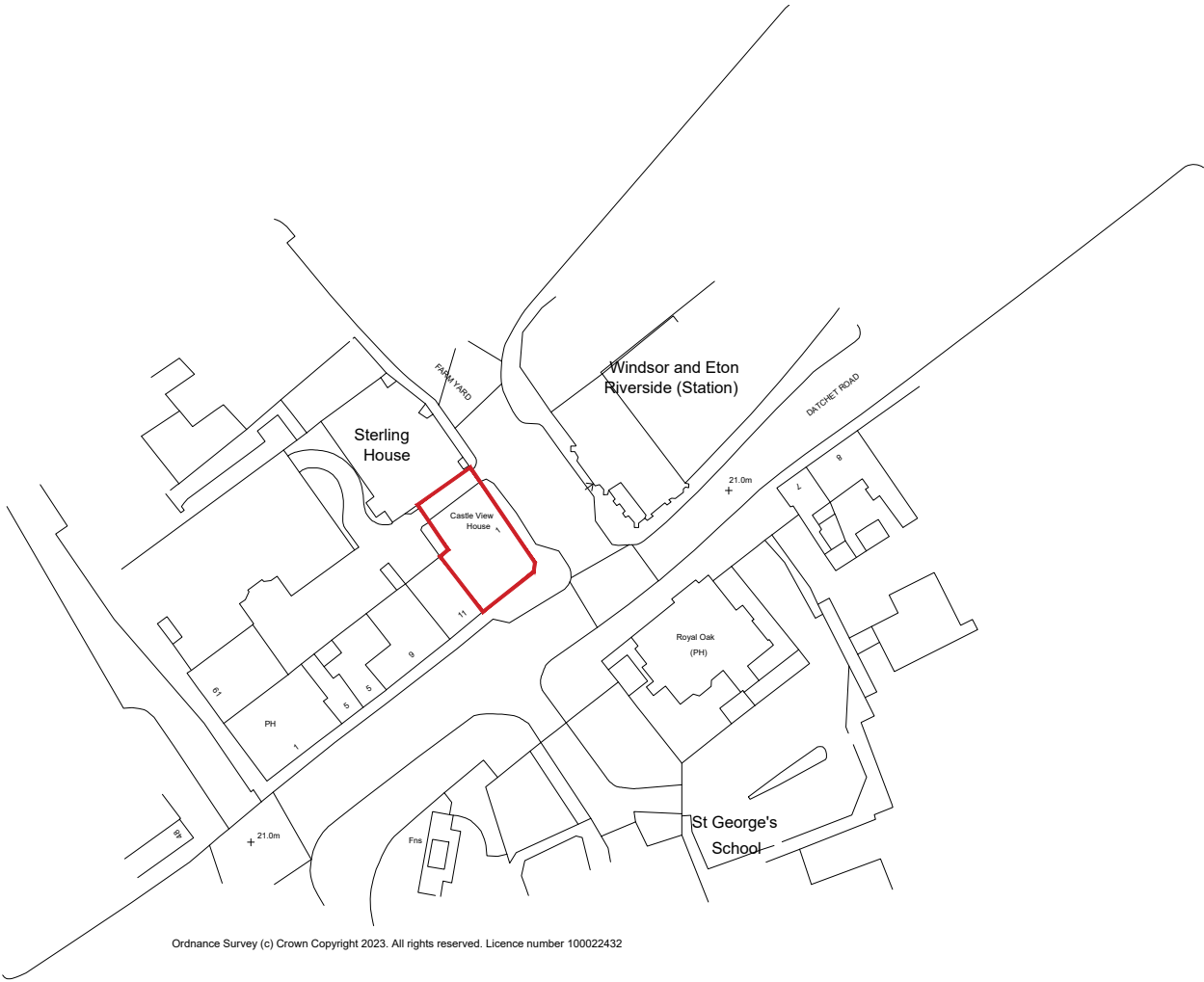
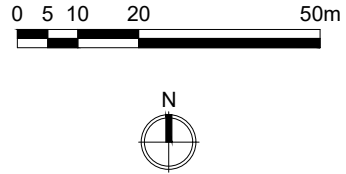
|                            |
|----------------------------|
| CLIENT                     |
| U/D                        |
| PROJECT                    |
| ARUNDEL HOUSE WINDSOR      |
| -                          |
| DRAWING TITLE              |
| EXISTING SECOND FLOOR PLAN |

|                     |          |        |     |
|---------------------|----------|--------|-----|
| STATUS              |          |        |     |
| ISSUED FOR PLANNING |          |        |     |
| PROJECT No          | DWG TYPE | DWG No | REV |
| 2629                | PL       | 022    | 00  |

|          |        |       |         |
|----------|--------|-------|---------|
| SCALE    | DATE   | DRAWN | CHECKED |
| 1:100@A3 | JAN'24 | CP    | DL      |



NOTES



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| 00 | DEC 2024 | FOR PLANNING | CP |
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| REV | DATE | DESCRIPTION | DRAWN |
|-----|------|-------------|-------|
|-----|------|-------------|-------|

CLIENT  
ARUNDEL HOUSE WINDSOR  
PROJECT  
U/D

DRAWING TITLE  
EXISTING LOCATION PLAN

STATUS  
ISSUED FOR PLANNING

| PROJECT No | DWG TYPE | DWG No | REV |
|------------|----------|--------|-----|
| 2629       | PL       | 010    | 00  |

| SCALE     | DATE   | DRAWN | CHECKED |
|-----------|--------|-------|---------|
| 1:1250@A3 | MAR'23 | CP    | DL      |

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