



High quality offices

Christopher

Number One, High Street, Windsor, SL4 1LD

Contemporary offices in a Grade II listed building in the centre of Windsor with parking.

Available Size	1,988 to 6,883 sq ft / 184.69 to 639.45 sq m
Rent	£36 per sq ft
Service Charge	£7.95 per sq ft for guidance
Rates Payable	£8.25 per sq ft for guidance
EPC Rating	EPC exempt - Listed building

KEY POINTS

- On site courtyard parking
- Contemporary lighting
- Raised access floors
- Air conditioning
- Suspended ceilings

Description

One High Street Windsor is an iconic building situated on the corner of Sheet Street, the High Street and Park Street. Park Street provides access to The Long Walk and the entrance is within 150 yards of the offices. The offices are at ground first and second floor levels, air-conditioned, served by a bright contemporary reception area and attractive staircase. Parking is immediately to the rear of the building.

Location

The property is in Windsor High Street, a popular location within a few hundred yards of The Castle, amongst the shops / restaurants and within a short walk of both Windsor’s train stations, as well as an easy drive to the M4 via the Windsor Relief Road or Heathrow and the M25 via Old Windsor.

Road M4 – Junction 6 approx 3 miles : M25 Junction 15 approx 10 miles : M3 – Junction 1 approx 15 miles

Rail Central Station approx London Elizabeth Line Paddington (Windsor via Slough) 33 minutes and Windsor Riverside to Waterloo approx 55 minutes

Airports London Heathrow 11 miles

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,450	227.61	Available
1st - Mainly open plan plus meeting rooms	2,445	227.15	Available
2nd - Mainly open plan plus meeting rooms	1,988	184.69	Available
Total	6,883	639.45	

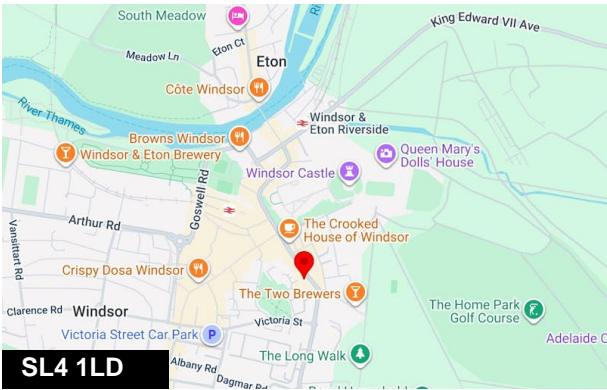
Terms

A new lease is available. Lower ground storage is also available by separate agreement. Terms are subject to lease length and financial status.

A sale of freehold of the entire property might be considered, subject to contract price and financial status.

Video

● Video - <https://nichecom.s3.eu-west-1.amazonaws.com/cat1000/2023/10/31/6540e77149719-1050004.mp4>



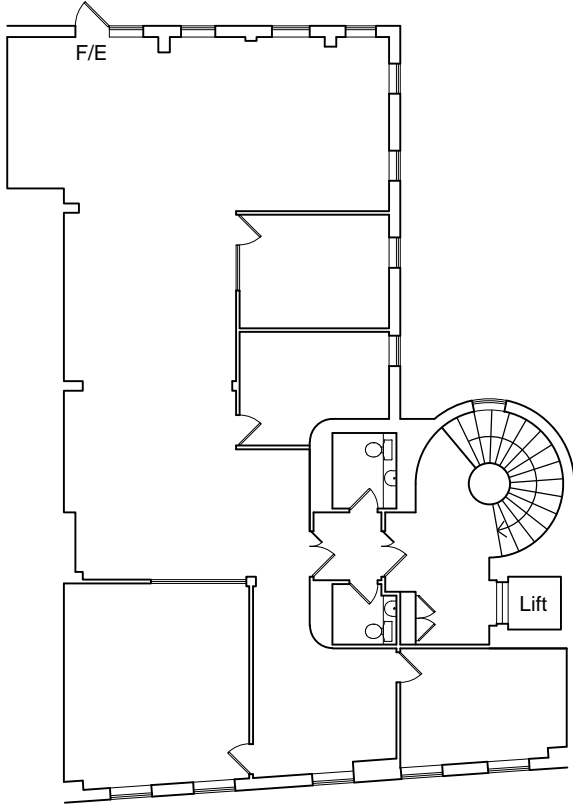
Viewing & Further Information

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

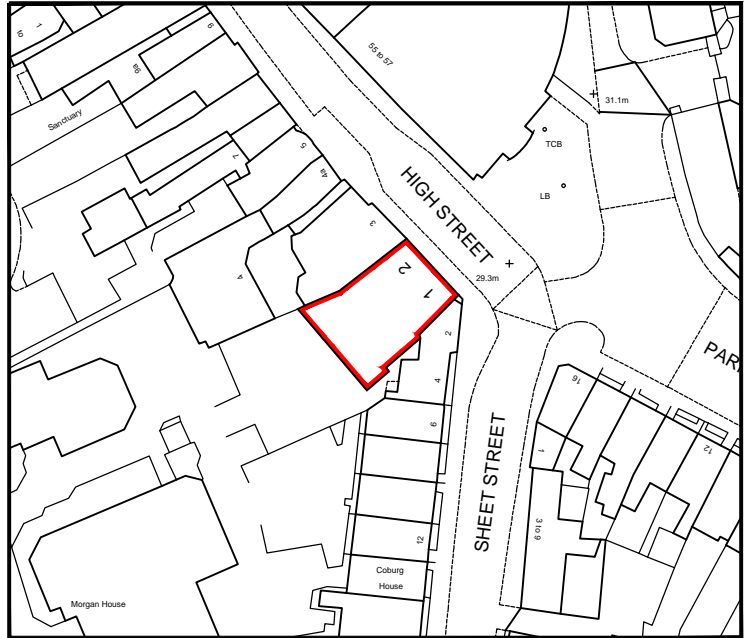
MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently 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 18/12/2025



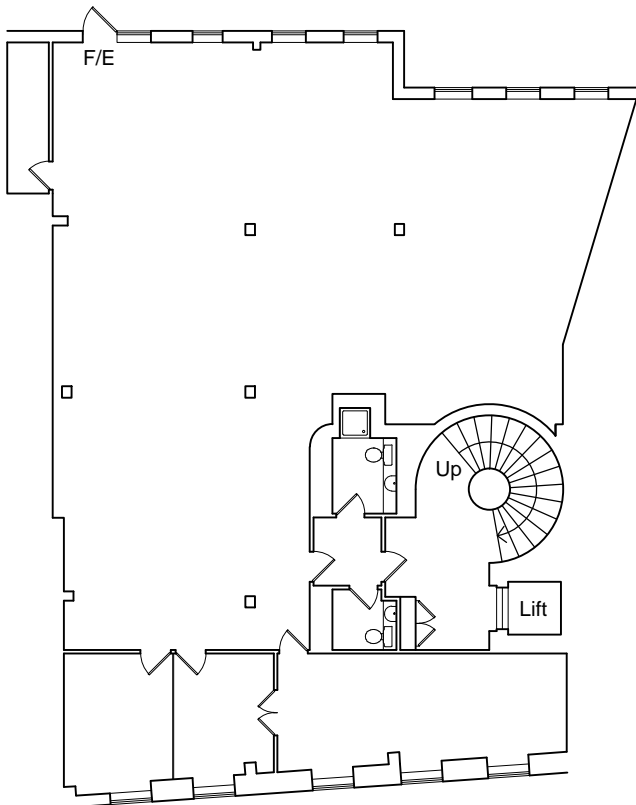




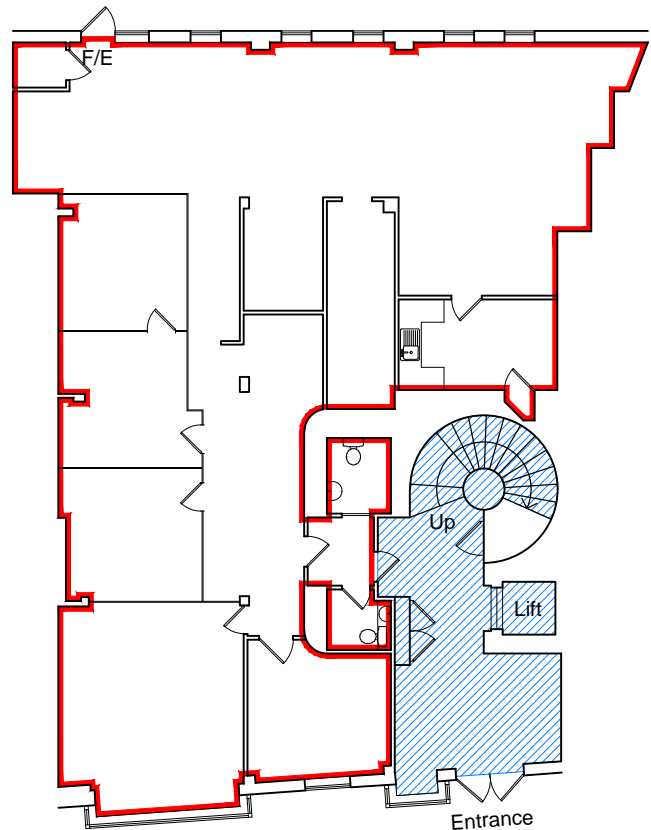
Second Floor



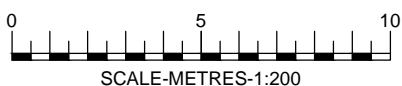
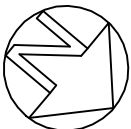
Location Plan - Scale 1:1250



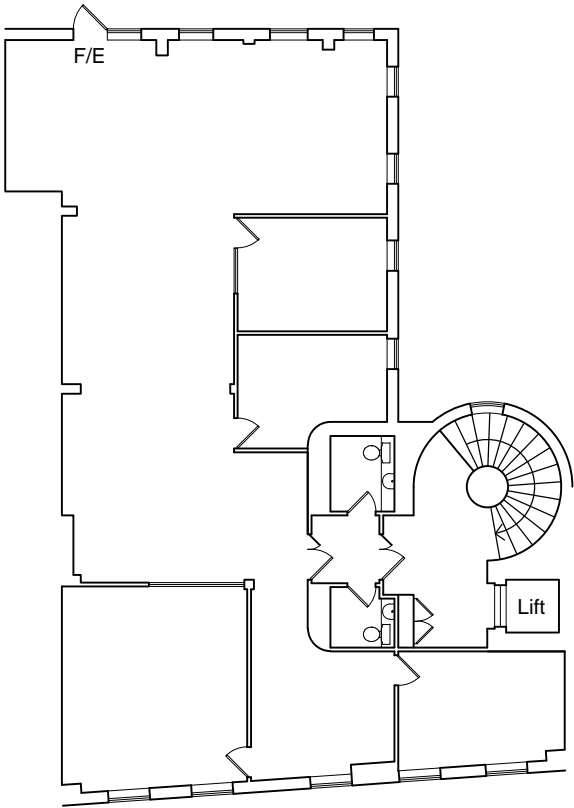
First Floor



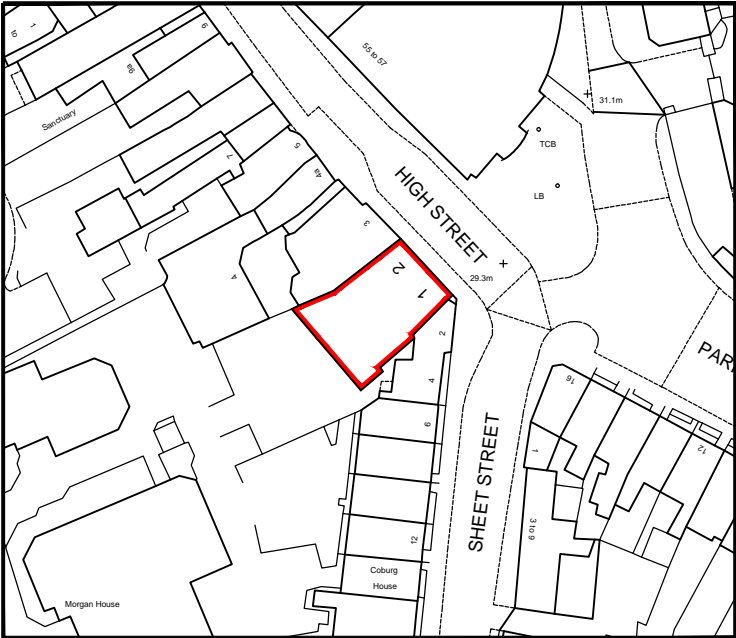
Ground Floor



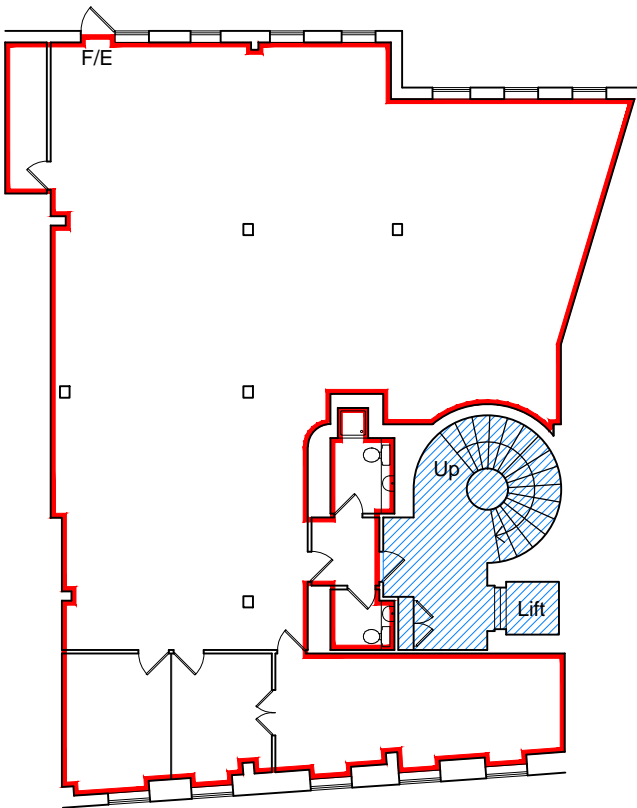
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	Drawing No. LB1606-20		
	LBENERGY services ltd PO Box 1501 Hemel Hempstead HP1 9PZ tel: 07887 840390 email: info@lbenergyservices.co.uk www.lbenergyservices.co.uk		
Title Ground Floor Lease Plan			



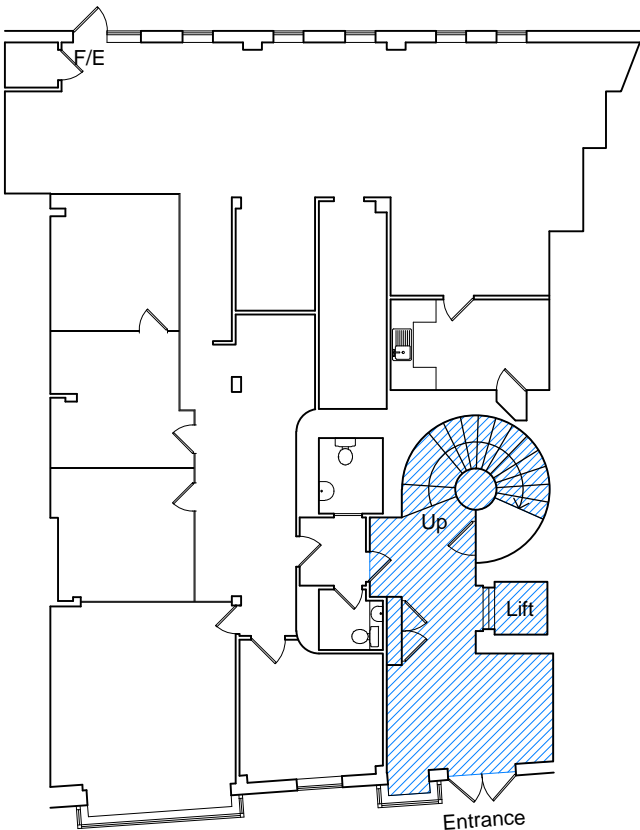
Second Floor



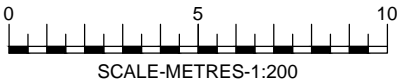
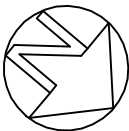
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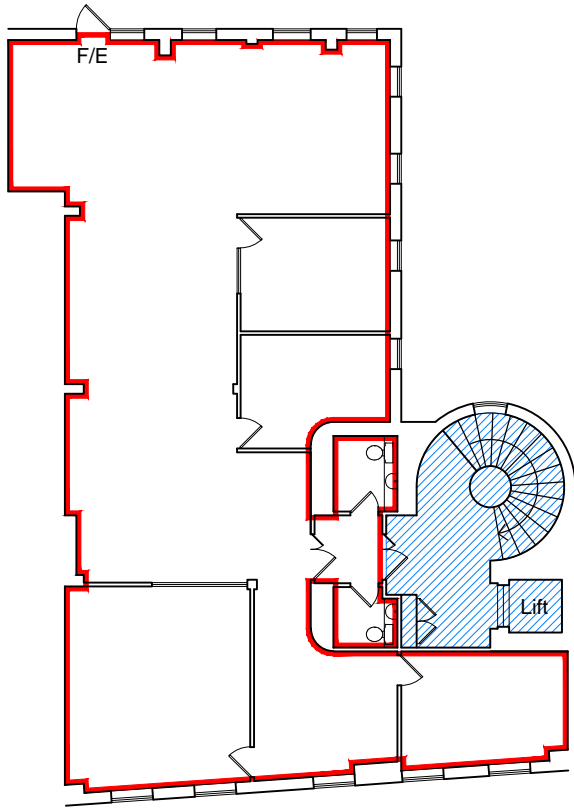
First Floor



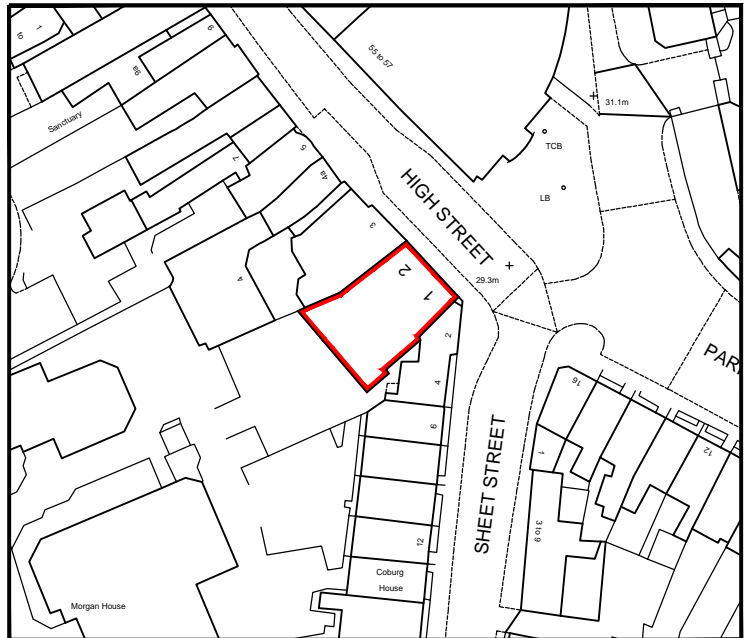
Ground Floor



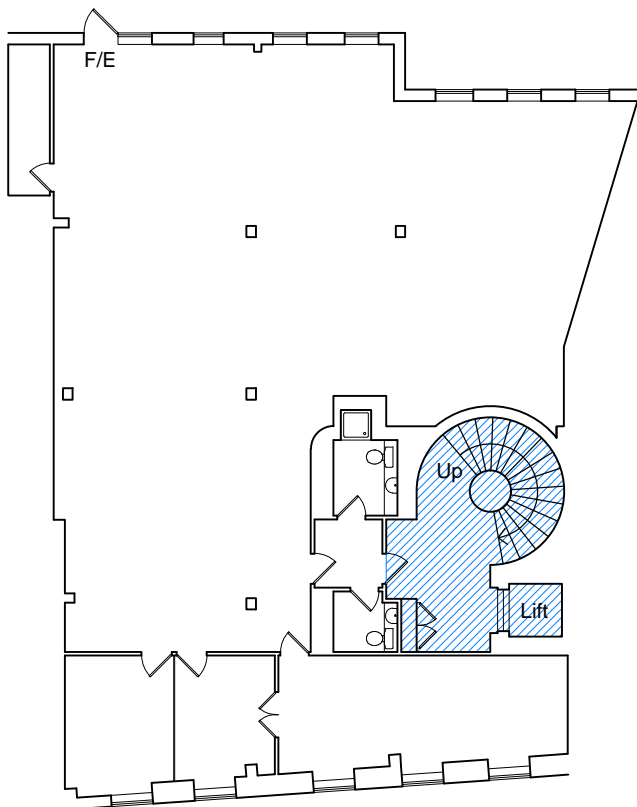
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	Drawing No. LB1606-21		
	LBENERGY services ltd PO Box 1501 Hemel Hempstead HP1 9PZ tel: 07887 840390 email: info@lbenergyservices.co.uk www.lbenergyservices.co.uk		
Title First Floor Lease Plan			



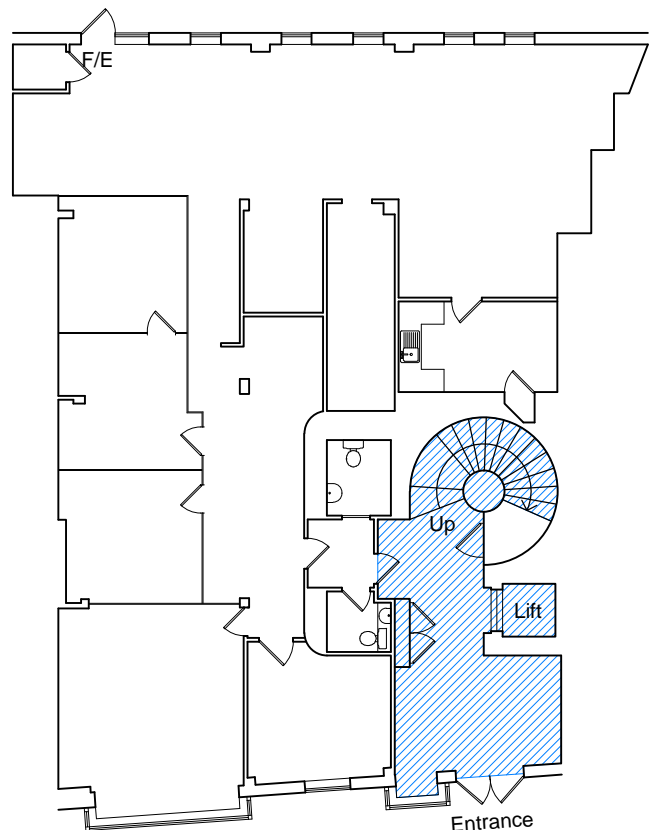
Second Floor



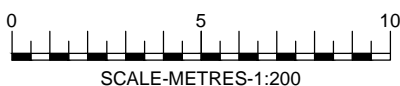
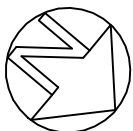
Location Plan - Scale 1:1250



First Floor



Ground Floor



Address 1 High Street Windsor Berks SL4 1LD	Drawn TD0	Date June 2016	Scale 1:200 at A4
	Drawing No. LB1606-22		
	LBENERGY services ltd PO Box 1501 Hemel Hempstead HP1 9PZ tel: 07887 840390 email: info@lbenergyservices.co.uk www.lbenergyservices.co.uk		
Title Second Floor Lease Plan			