



To Let

Fantastic town centre building with exceptional car parking ratio.

- Car Parking Ratio 1:235 sq ft
- Next to Windsor & Eton Riverside station
- Excellent Floor Plates
- EPC A

Riverside House

Riverside Walk, Windsor, SL4 1NA

3,927 to 8,506 sq ft

364.83 to 790.23 sq m

Reference: #67995

Riverside House

Riverside Walk, Windsor, SL4 1NA



Description

Part Ground and Second floors available providing c8,506 sq ft of available space located adjacent to Windsor and Eton Riverside Station. Easy access to the High Street as well as Royal Windsor Shopping Centre. The building has an exceptional car parking ratio of 1:235 sq ft.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	3,927	364.83	Available
Ground - Part	4,579	425.40	Available
Ground - Part Grd Floor	4,234	393.35	Available
Total	12,740	1,183.58	

Specification

Excellent location adjacent to train station

Car parking 1:235

Metal tiled suspended ceiling

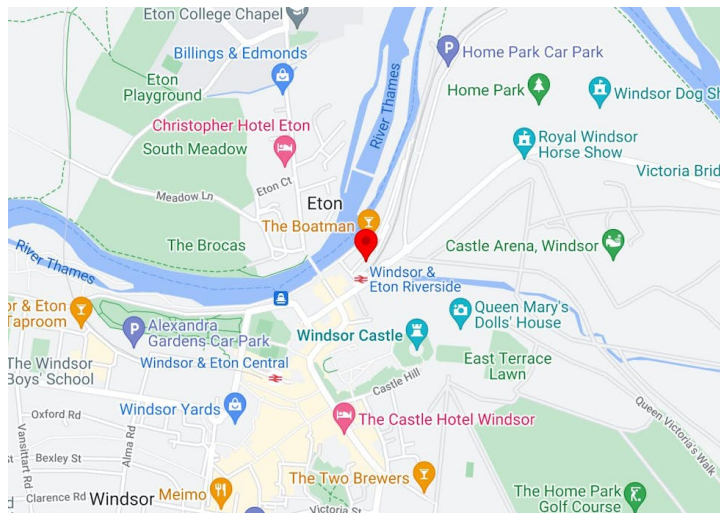
2.

7 metre floor to ceiling height

Raised floor

Riverside House

Riverside Walk, Windsor, SL4 1NA



Location

Located in the town centre adjacent to Windsor & Eton Riverside Station, a short walk from Windsor Castle and the High Street. Located just 2.5 miles from Junction 6 of the M4 or providing easy access to the M25.

Joshua Doble

07783 771 576

joshua.doble@jll.com





Energy performance certificate (EPC)

Riverside House Riverside Walk WINDSOR SL4 1NA	Energy rating A	Valid until: 24 July 2034
		Certificate number: 8246-6316-3505-8405-2297

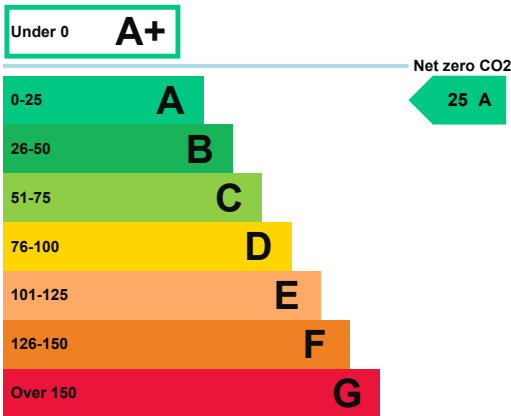
Property type	Offices and Workshop Businesses
Total floor area	2,852 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	46 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	7.44
Primary energy use (kWh/m2 per year)	80

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0571-3159-3100-9817-5886\)](#).

Who to contact about this certificate

Contacting the assessor

If you’re unhappy about your property’s energy assessment or certificate, you can complain to the assessor who created it.

Assessor’s name	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.co.uk

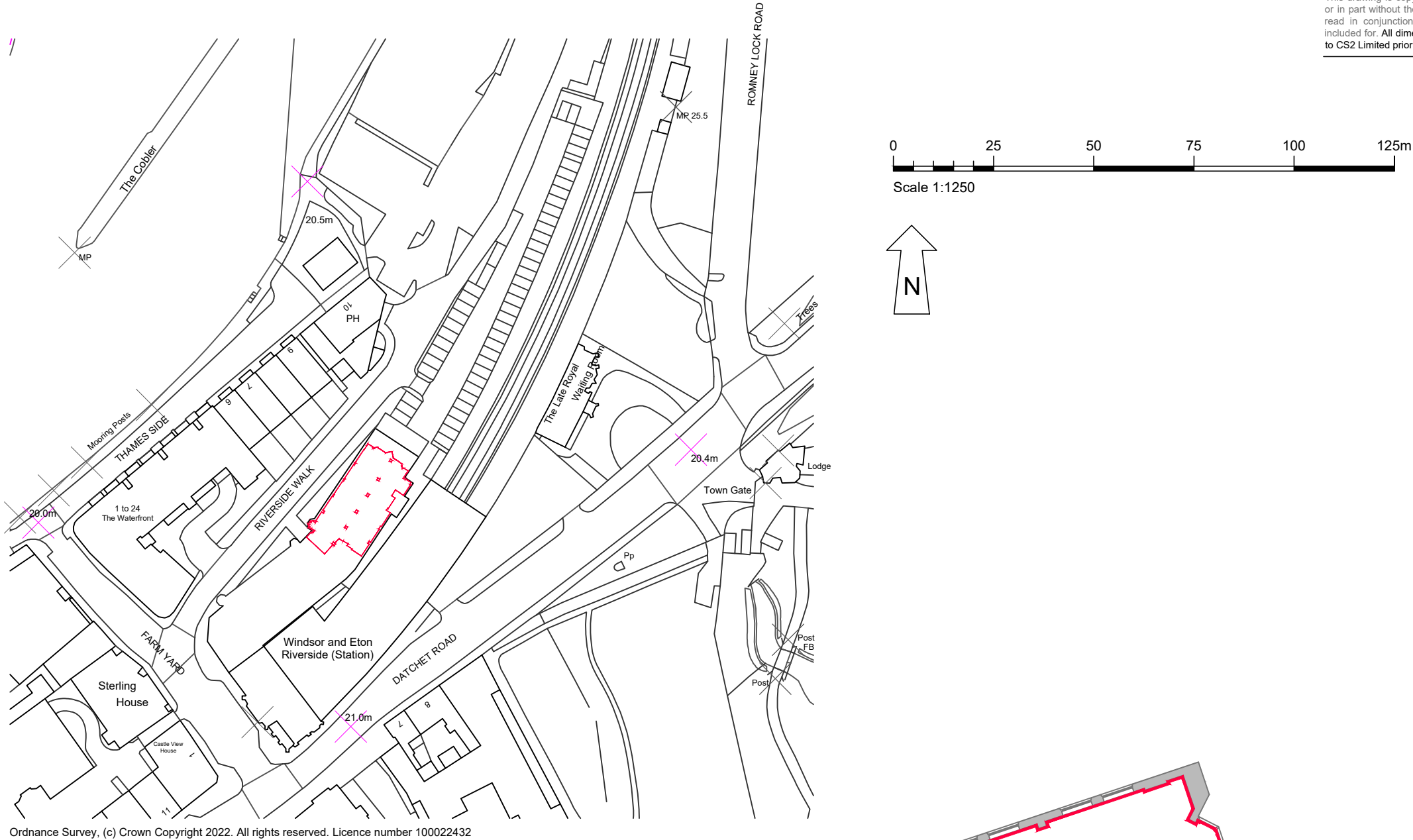
Contacting the accreditation scheme

If you’re still unhappy after contacting the assessor, you should contact the assessor’s accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor’s ID	EES/022452
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

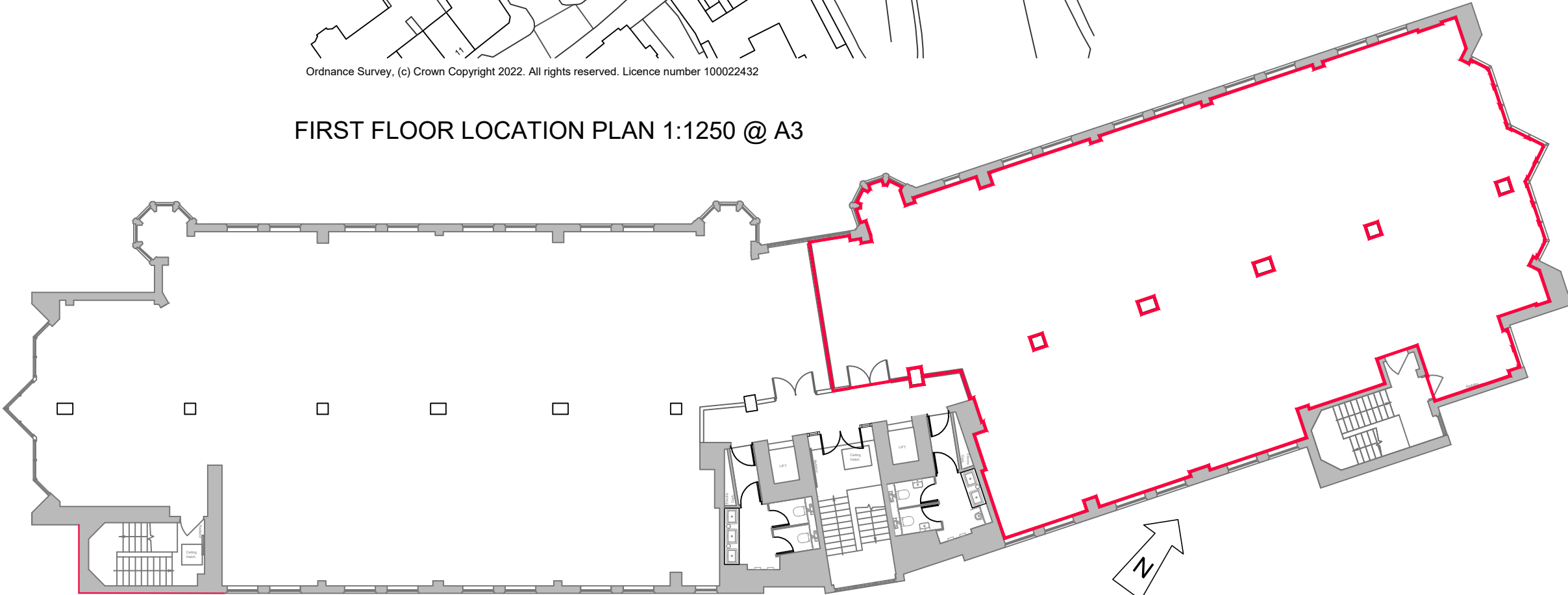
About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	15 July 2024
Date of certificate	25 July 2024



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432


FIRST FLOOR LOCATION PLAN 1:1250 @ A3



FIRST FLOOR FLOOR PLAN 1:200 @ A3

REV	DESCRIPTION	DATE	INITIAL
-----	-------------	------	---------

STAGE: LEASE PLAN



CS2 Unit 2, Warren Yard, Wolverton Mill,
Milton Keynes, MK12 5NW
T 01908 502527
E louiseshivers@CS2.co.uk

PROJECT:
RIVERSIDE HOUSE, RIVERSIDE WALK,
WINDSOR, SL4 1NA

TITLE:
SECOND FLOOR LEASE PLAN

DRAWN: LS	CHECKED: GV	DATE: 03/07/2024
SCALE: 1:1250 & 1:200 @ A3	DRAWING NO. 2051254/L02	REV: -