

Prominent



119 Arthur Road, Windsor, SL4 1RU

Prominent corner fully fitted offices suited to a variety of uses together with a separate first floor apartment plus generous parking

Available Size	1,921 sq ft / 178.47 sq m
Price	£750,000 offers in excess of, subject to contract and financial status
Business Rates	Upon Enquiry
EPC Rating	C (68)

KEY POINTS

- Modern open plan
- Well known prominent corner location
- Separate first floor living accommodation
- On site parking for 6 cars
- Fully fitted offices

Description

The property benefits from good parking and a great prominent reverse frontage onto Arthur Road facing oncoming traffic into the town. Previously in a variety of retail and leisure uses, the open plan ground floor is fully fitted and furnished as Grade A+ offices, also suited to showroom type uses too, together with a well appointed first floor flat

Excellent onsite office facilities include cloakrooms and a shower facility, a galley kitchen, a full height glass fronted meeting / demo / board room, good natural light, up lighting and contemporary LED lighting, quality furniture, supplementary air conditioning and a fully cabled i.t. network.

The apartment comprises a shower bathroom, double bedroom and combined open plan kitchen living dining room overlooking Arthur Road.

Location

The property is opposite Laithwaites and just before the Cooperative Food, Majestic Wine Warehouse and Pets Corner stores on Arthur Road - a popular retail office and industrial destination on one of Windsor Town Centre's arterial routes - linking the Royal Windsor Way dual carriageway passed Windsor Boys' School / Windsor Leisure Centre to The King Edward Court / Windsor Yards multi storey car park. Close to Windsor Leisure Centre, and river side walks along Barry Avenue / Alexandra Gardens.

The property benefits from good staff / customer parking, a glazed secondary double door loading entrance and a reverse retail frontage onto Arthur Road facing oncoming traffic into the town. The flat is separately accessed.

Accommodation

The accommodation comprises the following approximate areas for guidance only:

Name	sq ft	sq m	Availability
Ground - Corner front entrance area	148	13.75	Available
Ground - Remainder (all open plan)	1,252	116.31	Available
1st - Separate Apartment	521	48.40	Available
Total	1,921	178.46	

Viewings

By prior appointment through the selling agent, Christopher Thomas.



Viewing & Further Information

Christopher Thomas

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Terms

Available for sale freehold.

The property is available part let or with vacant possession. The ground floor can be made available with vacant possession November 2026, the first floor was let on an Assured Shorthold Tenancy, recently unoccupied, in order to provide vacant possession too. More details on request.

Offers are invited in excess of £750,000, subject to contract and financial status.

Video

- Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/3dde85e3-ad40-499c-a856-bd377fc268b3.mp4>



