



THE STABLES

NEW LODGE • WINDSOR
BERKSHIRE • SL4 4RR

Stunning high grade
fully refurbished offices
with excellent on-site parking
6,808 sq.ft. (632.49 sq.m.)

- Biomass boiler system
- Energy efficient building
- High quality finishes throughout
- High grade comms room with raised floor and air conditioning
- Superbly fitted kitchen and catering facilities
- Wcs and shower facilities
- On-site parking for 40 cars
- Electric gated entrance
- On site gym facility

TO LET





LOCATION

The Stables is set within the picturesque and panoramic New Lodge estate, overlooking the main house and the grounds. The Stables sit to the east of New Lodge House and are accessed via a secure driveway off Drift Road.

The Stables (New Lodge) is located on Drift Road, which is just over 3 miles to the West of Windsor Town Centre, and 4 miles to the North West of Windsor Great Park. The property is within the boundary of the Royal Borough of Windsor and Maidenhead.

The M4 is accessible via Junction 8/9, which is 4.5 miles and a 10-minute drive away, which offers direct links to Heathrow Airport and the M25 in approximately 20 minutes. Central London to the East and Reading to the West.



DESCRIPTION

The building is divided into approximately 7 separate office areas with two additional rooms fitted to kitchen / employee breakout space. The building also has a dedicated server room with air-conditioning. One of the office areas on the first floor has been converted to an employee gym, with its own changing facilities and showers/WC. There are two male and female WCs on the ground floor. The interior fixtures and furnishings are of a high specification, the result of a lavish refurbishment by a previous occupier that completed in 2017. The building's heating system is powered by a Biomass Boiler system.

