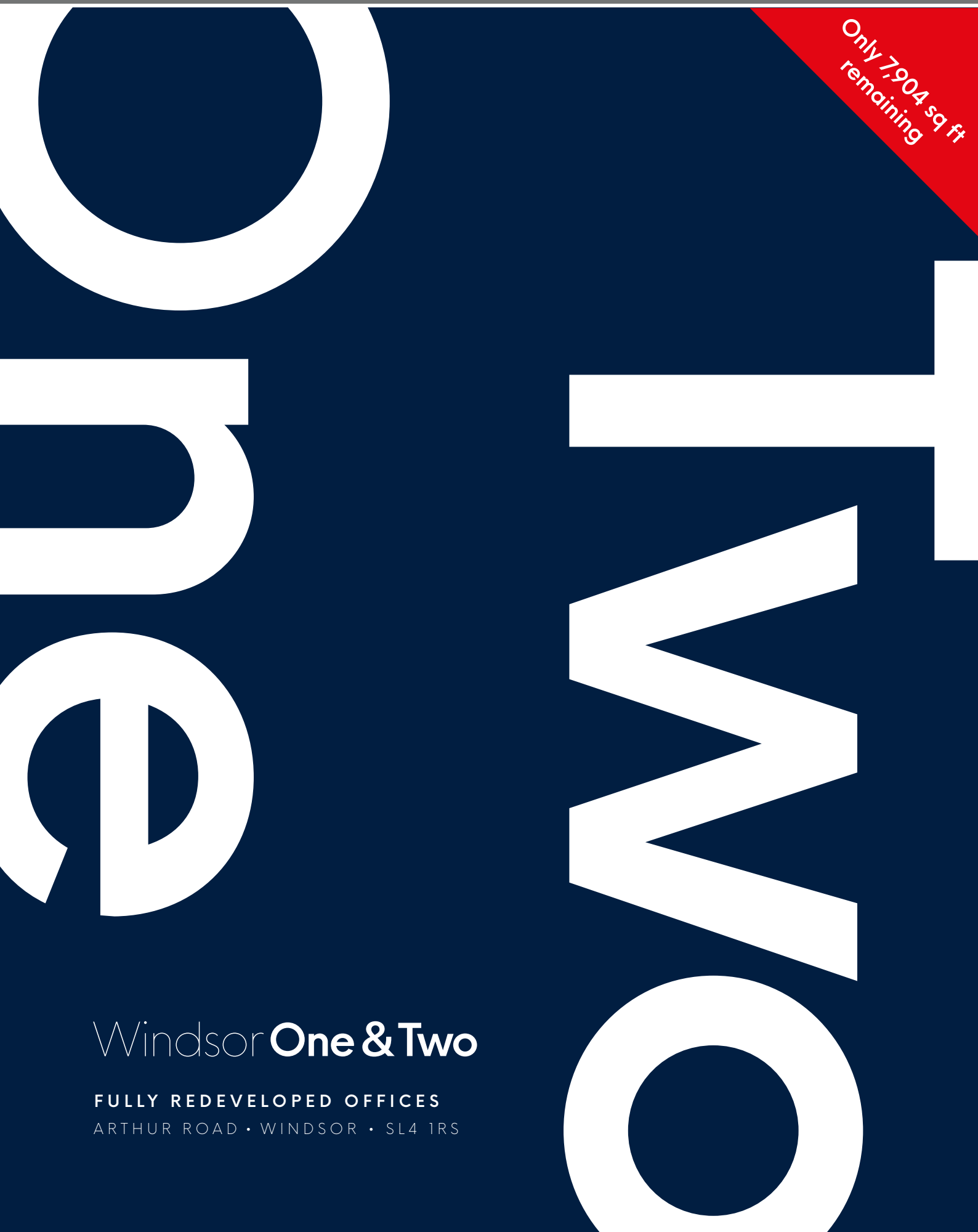


windsor one & two

ARTHUR ROAD ■ WINDSOR ■ SL4 1RS

CANMOOR

Only 7,904 sq ft
remaining



Windsor One & Two

FULLY REDEVELOPED OFFICES

ARTHUR ROAD • WINDSOR • SL4 1RS



BOOKBY 1999
Champion 1010, Level 1, Detonator
Lisa Nelson / Carter

Windsor Two Fourth Floor



Newly Redeveloped

Located in the heart of the town centre

The buildings are adjacent to Windsor and Eton Central train station. A wide range and varied offering of retail, leisure, food and drink is a short stroll away.

Grade A Office Space

Windsor One & Two provide two comprehensively redeveloped self-contained office buildings each benefiting from new two storey reception extensions. Windsor One provides 57,387 sq ft and is now fully let. Windsor Two provides 30,252 sq ft with 7,904 sq ft remaining.

The office space provides new M&E throughout, roof terraces, courtyard landscaping, shower and cycle facilities, all with contemporary and modern finishes.

Windsor Two Third Floor





Retail Hubs

- 1. Royal Windsor Station
- 2. Windsor Guildhall
- 3. Daniels of Windsor
- 4. Windsor Yards
- 5. Peascod Street
- 6. French Connection
- 7. Whistles
- 8. Waitrose

Restaurants

- 9. The Royal Windsor
- 10. Duchess of Cambridge
- 11. Marco Pierre White Steakhouse
- 12. Mamara
- 13. Giggling Squid
- 14. Enzo Windsor
- 15. Sebastian's
- 16. À la Russe
- 17. Carluccio's
- 18. Bel & The Dragon

Transport Hubs

- 23. Windsor & Eton Central
- 24. Windsor & Eton Riverside
- 25. Windsor Coach Station

Entertainment

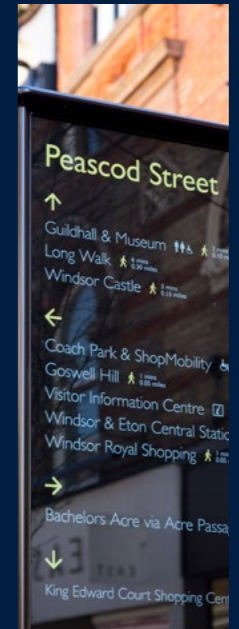
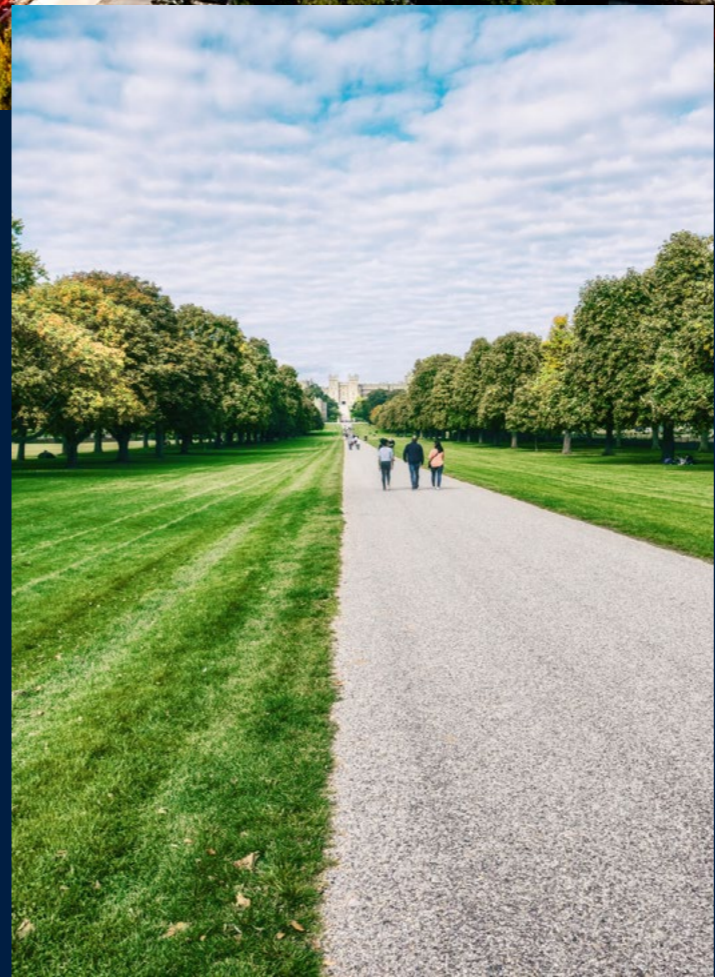
- 26. Windsor Castle & St George's Chapel
- 27. The Home Park Golf Course
- 28. Windsor Racecourse
- 29. Theatre Royal, Windsor
- 30. Old Ticket Hall



Culture & Heritage

Located on the River Thames just outside London

Windsor is one of the most popular towns in England, home to Windsor Castle and St George's Chapel both world famous attractions. The abundance of culture and British history has led Windsor to become an extremely affluent market town, with a booming retail and leisure offering. The surrounding and leafy environment of Alexandra Park, the Brocas and Windsor Great Park, makes Windsor a desirable location for any occupier.





Modern Day Workplace



Grade A Specification

Open plan, modern work space overlooking a central courtyard with views of Windsor castle.



Unrivalled car parking ratio of up to 1:313 sq ft



EPC B rating



Excellent



Sub-divisible floor plates



Full suite of warranties



New LED lighting



New passenger lifts



24 hour access and security



Electrical vehicle charging points



New VRF air conditioning



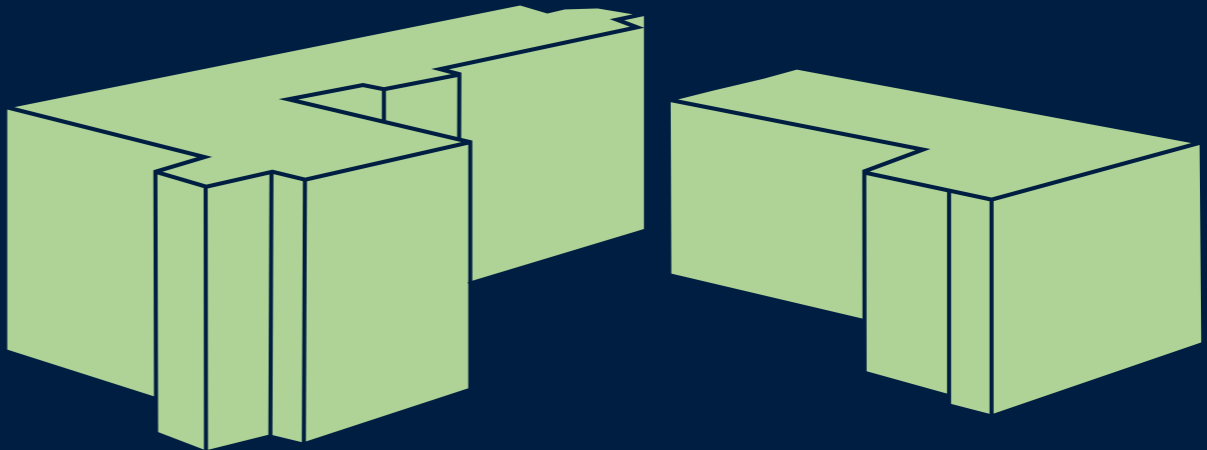
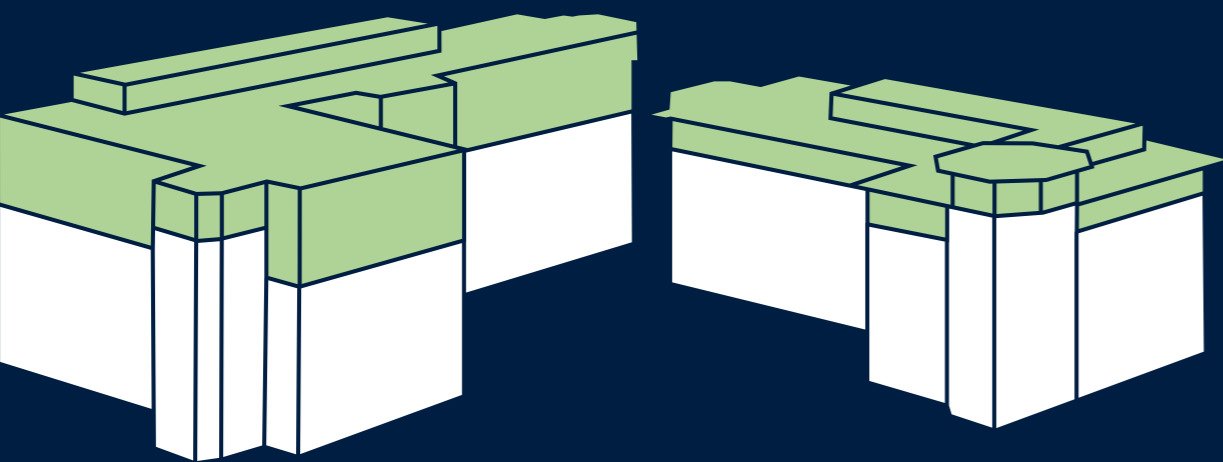
Secure cycle racks & showers



Occupational density of 1:8 sq m



Carbon Comparison

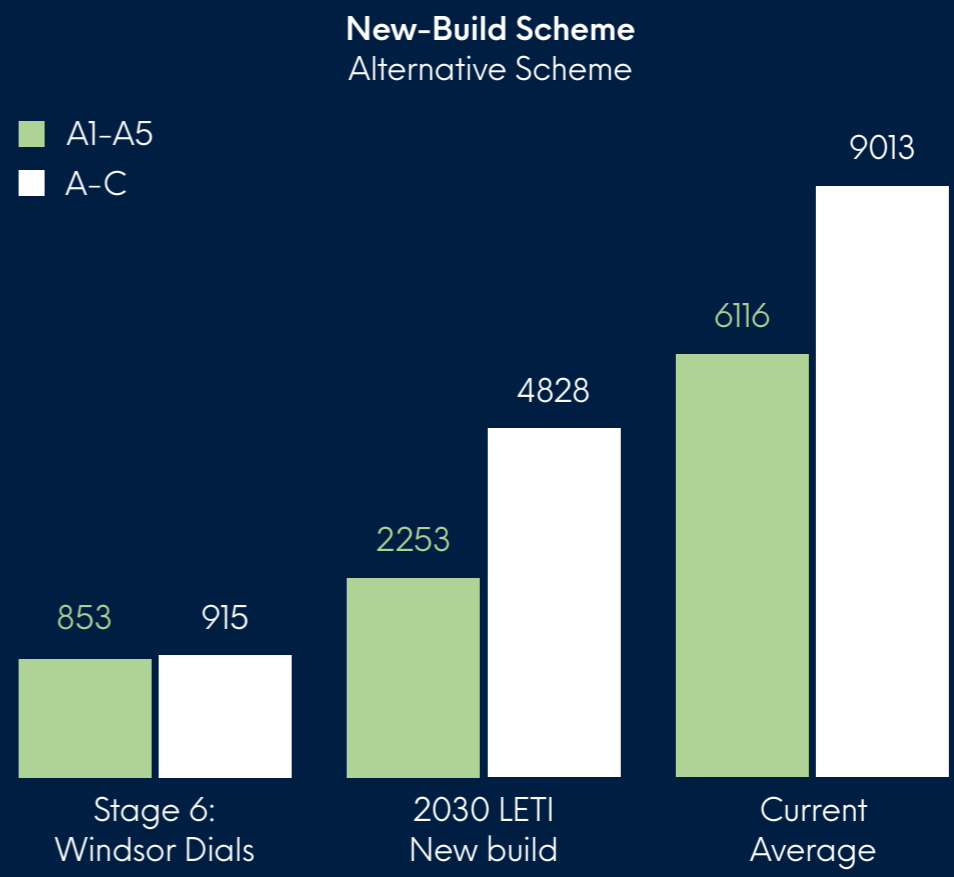


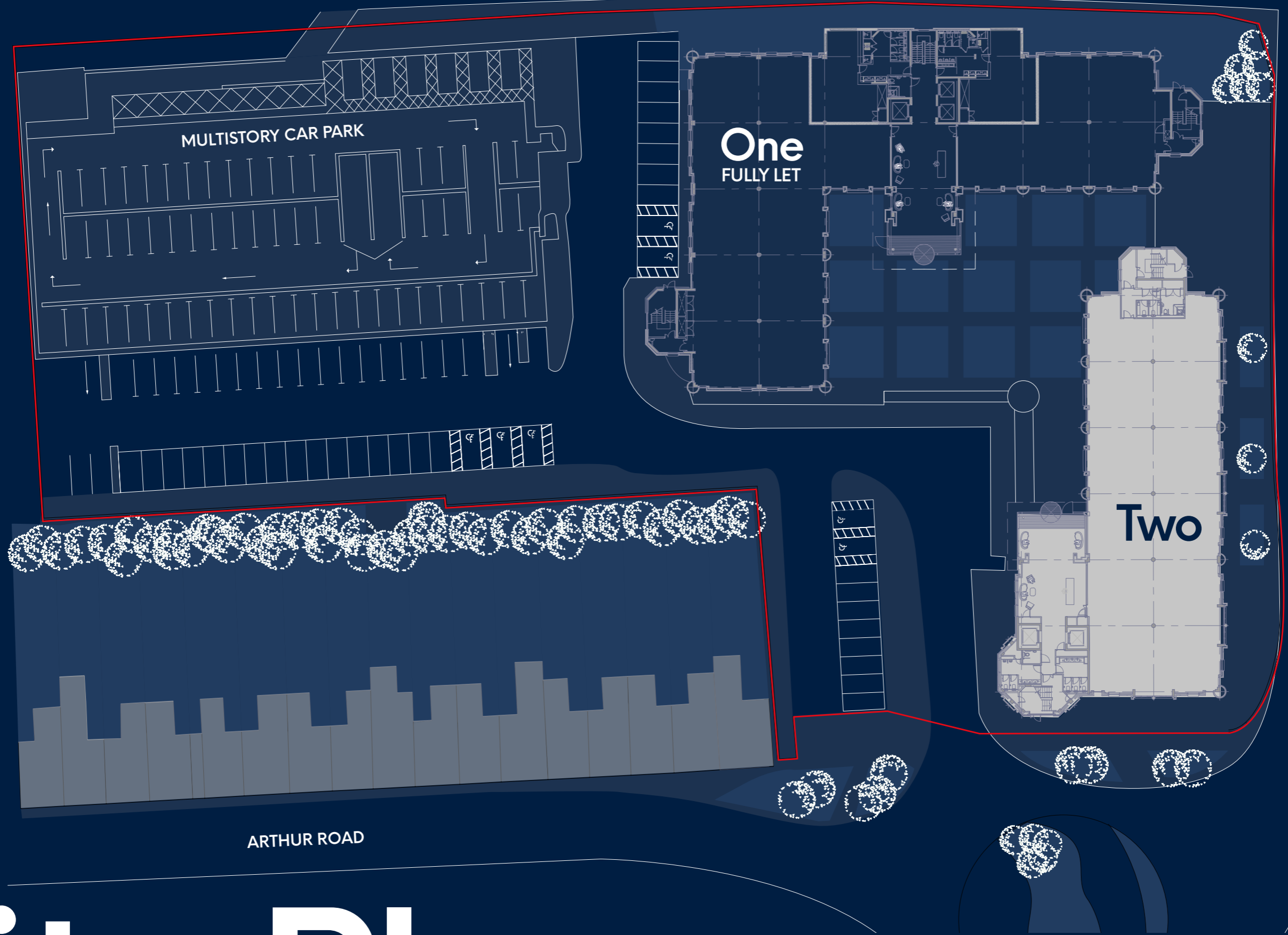
Current Scheme

Refurbishment & Vertical Extension

The current scheme saves **8098 tCO₂e**, compared with current industry averages for new builds (Modules A1-A5 and C).
This is the equivalent to 6161 one-way flights from London to New York or 1703 average family cars running for 1 year.

Rank	Scheme	SCORS Rating & A1-A5 Emissions (kgCO ₂ e/m ²)
1st	Stage 6 - Windsor Dials	A+ (86)
2nd	2030 LETI - New Build	C (228)
3rd	Current Avg	G (618)





Site Plan

WindsorTwo

Floor Area

Demise/Floor Area IPMS3

Fourth Floor		498 sq ft
Third Floor		7,406 sq ft
Terrace Area		112 sq ft
Second Floor	LET TO NETAPP	7,619 sq ft
Terrace Area		377 sq ft
First Floor	LET TO NEILSON FINANCIAL	7,645 sq ft
Ground Floor	LET TO AREA	7,091 sq ft
Reception		1,118 sq ft
Total		30,252 sq ft

*excluding reception

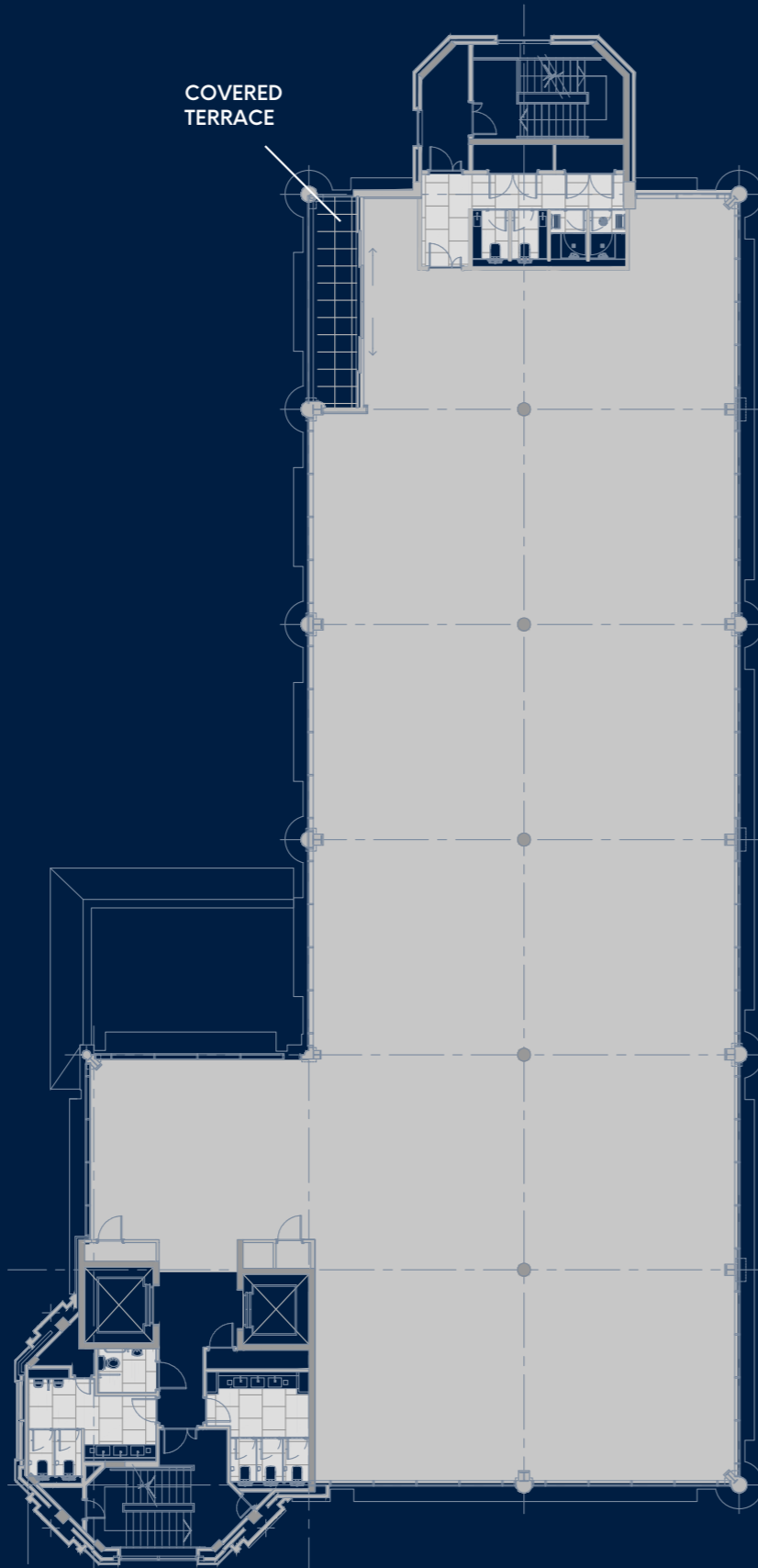


Floor Availability

Third Floor

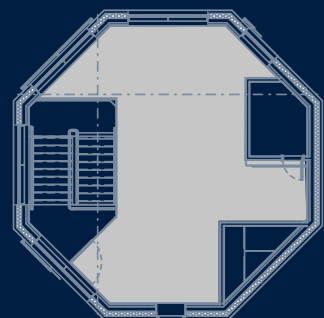
Office Area 7,406 sq ft

Terrace Area 112 sq ft



Fourth Floor

Boardroom 498 sq ft

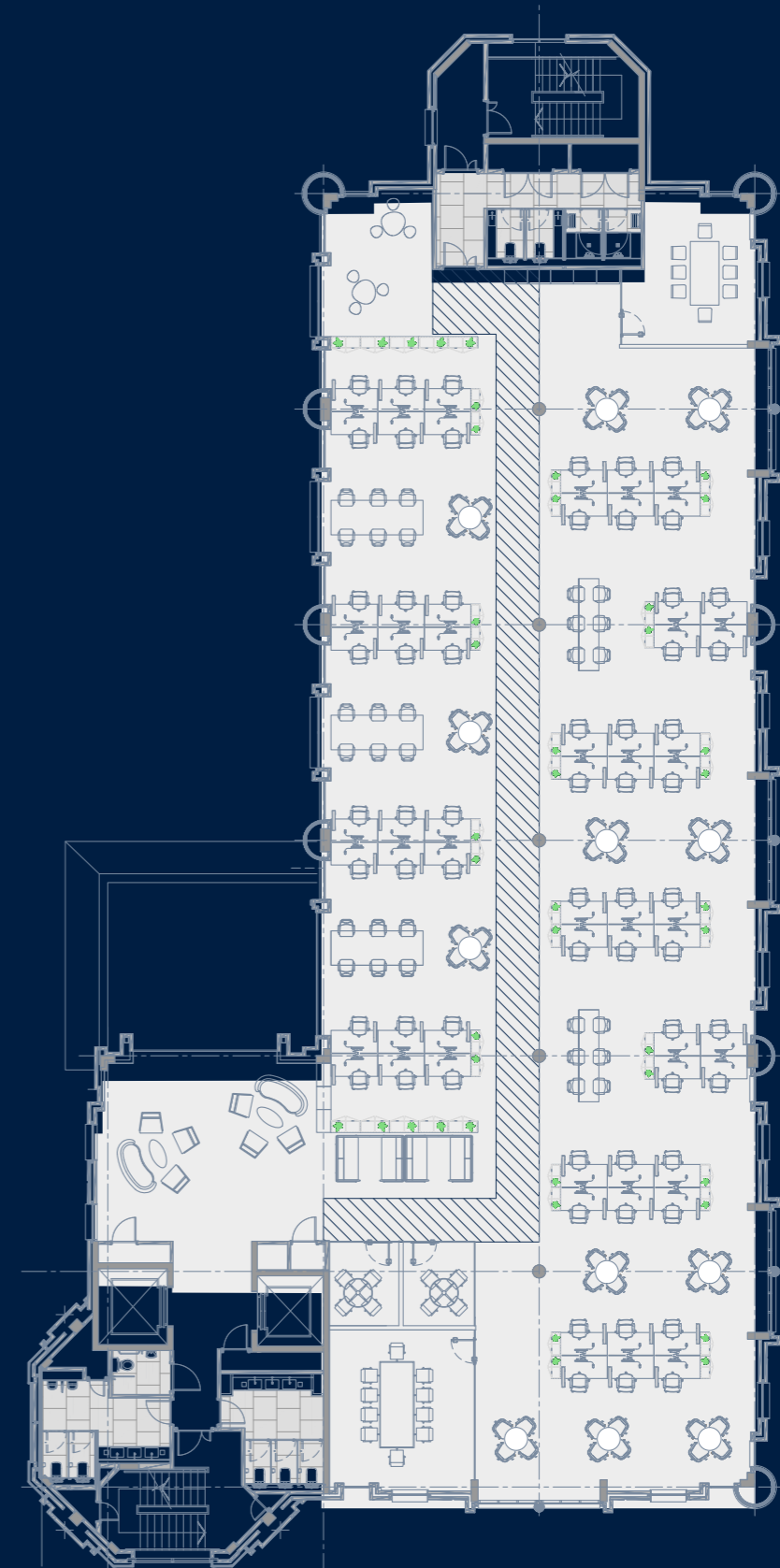


Space Plan

Indicative Space Plan

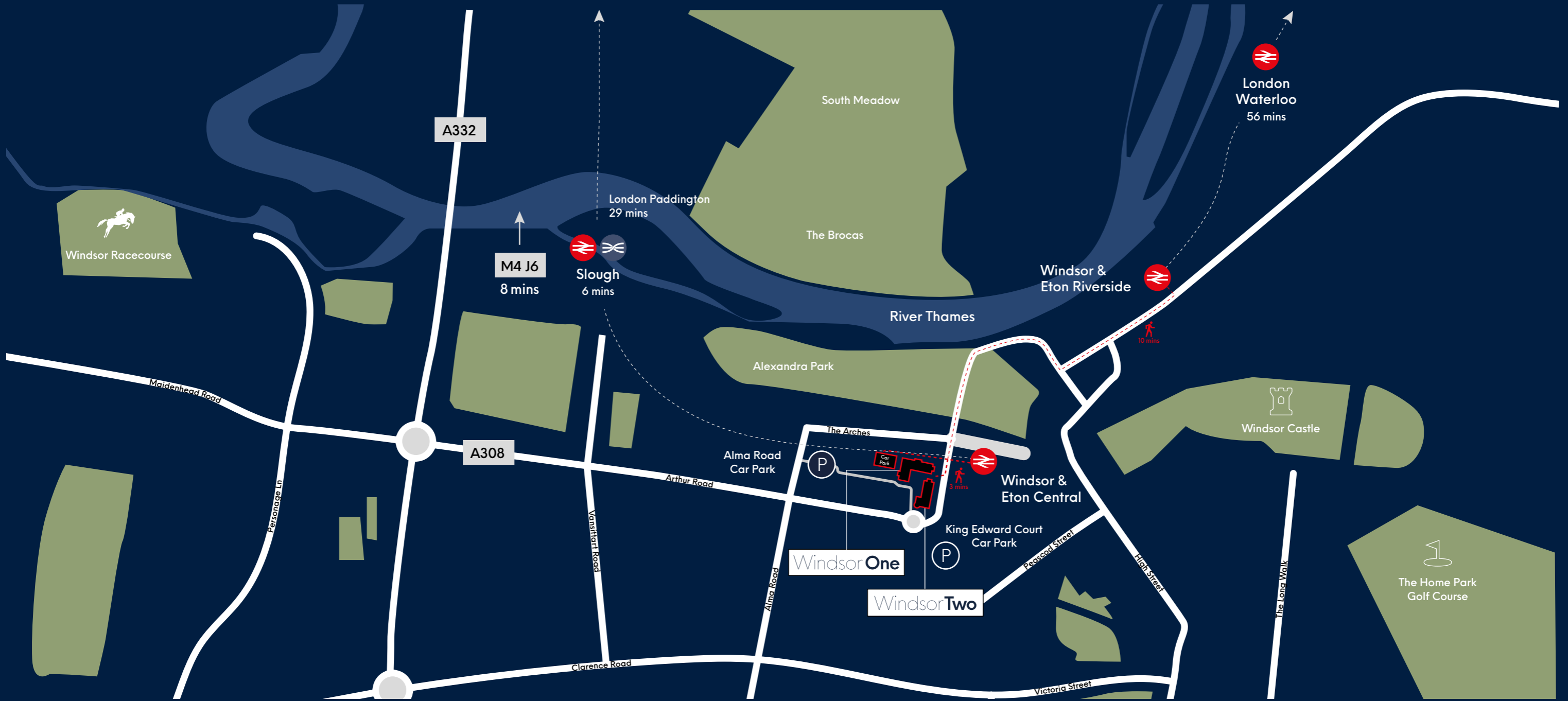
Item Schedule

- Desks: 62
- Meeting Rooms: 4
- Reception Area
- Break out space









By Rail

Windsor One & Two are situated next to Windsor and Eton Central station and half a mile from Windsor and Eton Riverside which provide regular services to London and the wider national rail network.

By Rail (From Windsor & Eton Central Station)

● Slough Station 6 mins	● Maidenhead Station 16 mins	● London Paddington 29 mins	● Reading Station 32 mins
(From Windsor & Eton Central Station)			
● Staines Station 16 mins	● Twickenham Station 30 mins	● Richmond Station 46 mins	● London Waterloo 56 mins

By Crossrail (From Slough Station)

○ Hayes & Harlington 10 mins	○ Heathrow Terminal 4 21 mins	○ West Ealing 18 mins	○ London Paddington 27 mins
○ Tottenham Court Rd 32 mins	○ Liverpool Street 38 mins	○ Canary Wharf 46 mins	○ Stratford 47 mins



By Road

Windsor One & Two are prominently situated in the town centre and benefit from easy access to the national motorway network within 2 miles and central London in 25 miles. Heathrow airport is easily accessible, located 9 miles east of Windsor.

- M4 Junction 6
2 miles
- M25 Junction 15
5.5 miles
- Slough Station
3.6 miles
- Luton Airport
40 miles
- M3 Junction 2
8 miles
- Heathrow Airport
9 miles
- Central London
25 miles
- Gatwick Airport
45 miles



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