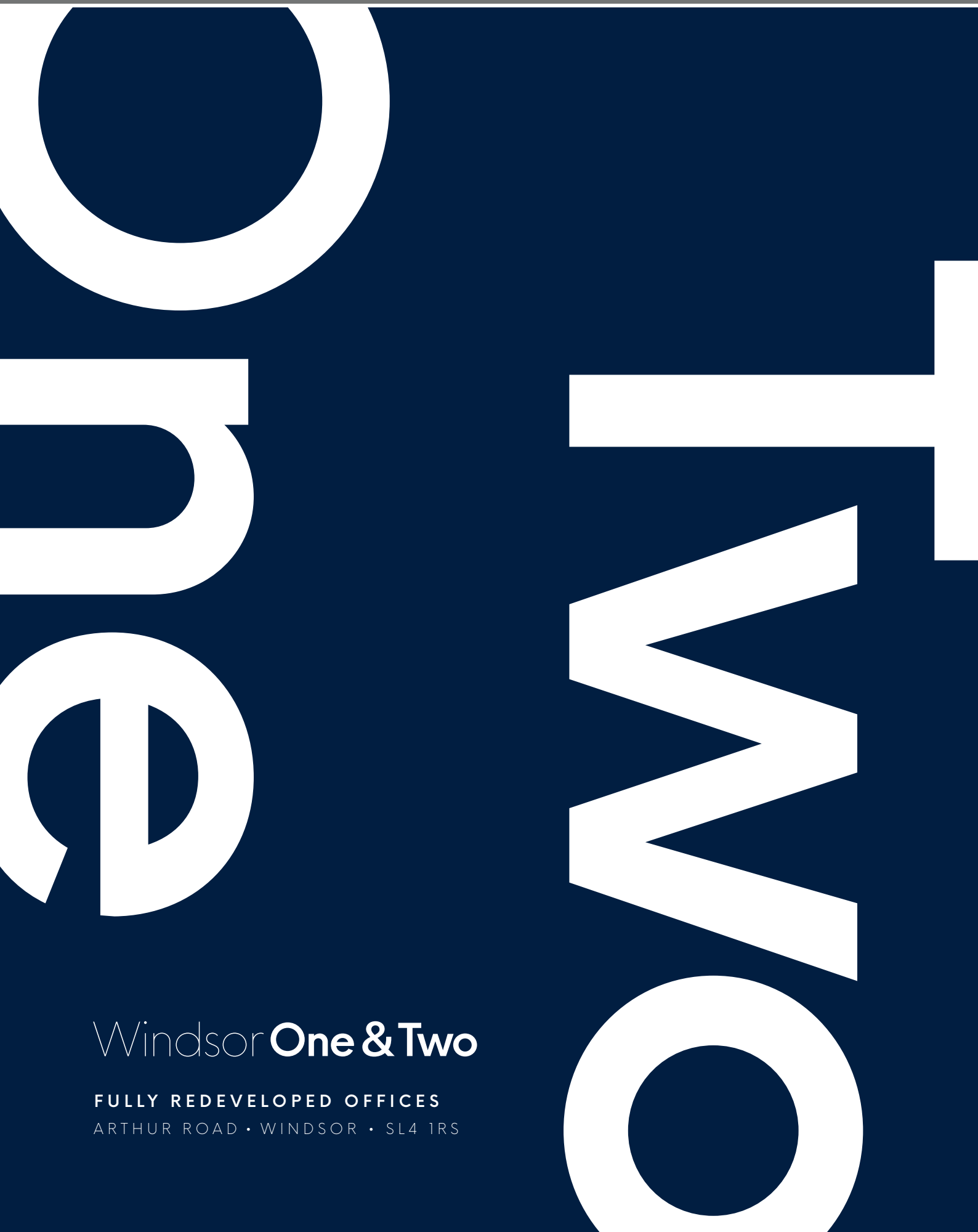


windsor one & two

ARTHUR ROAD ■ WINDSOR ■ SL4 1RS

CANMOOR



Windsor **One & Two**

FULLY REDEVELOPED OFFICES

ARTHUR ROAD • WINDSOR • SL4 1RS





Newly Redeveloped

Located in the heart of the town centre

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

Grade A Office Space with Views of Windsor Castle

Windsor One & Two will provide two comprehensively redeveloped self-contained office buildings each benefiting from new two story reception extensions. Windsor One will provide 57,387 sq ft and Windsor Two 31,293 sq ft with an exceptional parking ratio of 1:313 sq ft.

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

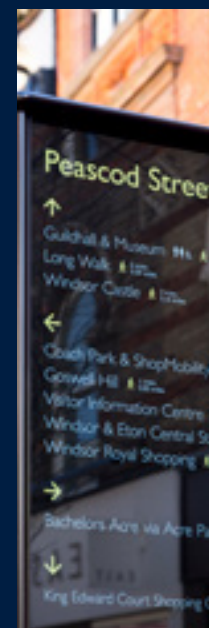


Modern Day Workplace

Culture & Heritage

Located on the River Thames just outside London

Windsor is one of the most popular towns in England. It is home to the World famous attractions of Windsor Castle and St Georges Chapel. The abundance of culture and British history has led Windsor to be one of the most affluent market towns and has a booming retail and leisure offering. This combined with the surrounding leafy environment of Alexandra Park, the Brocas and Windsor Great Park, make it a desirable location for any occupier.





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

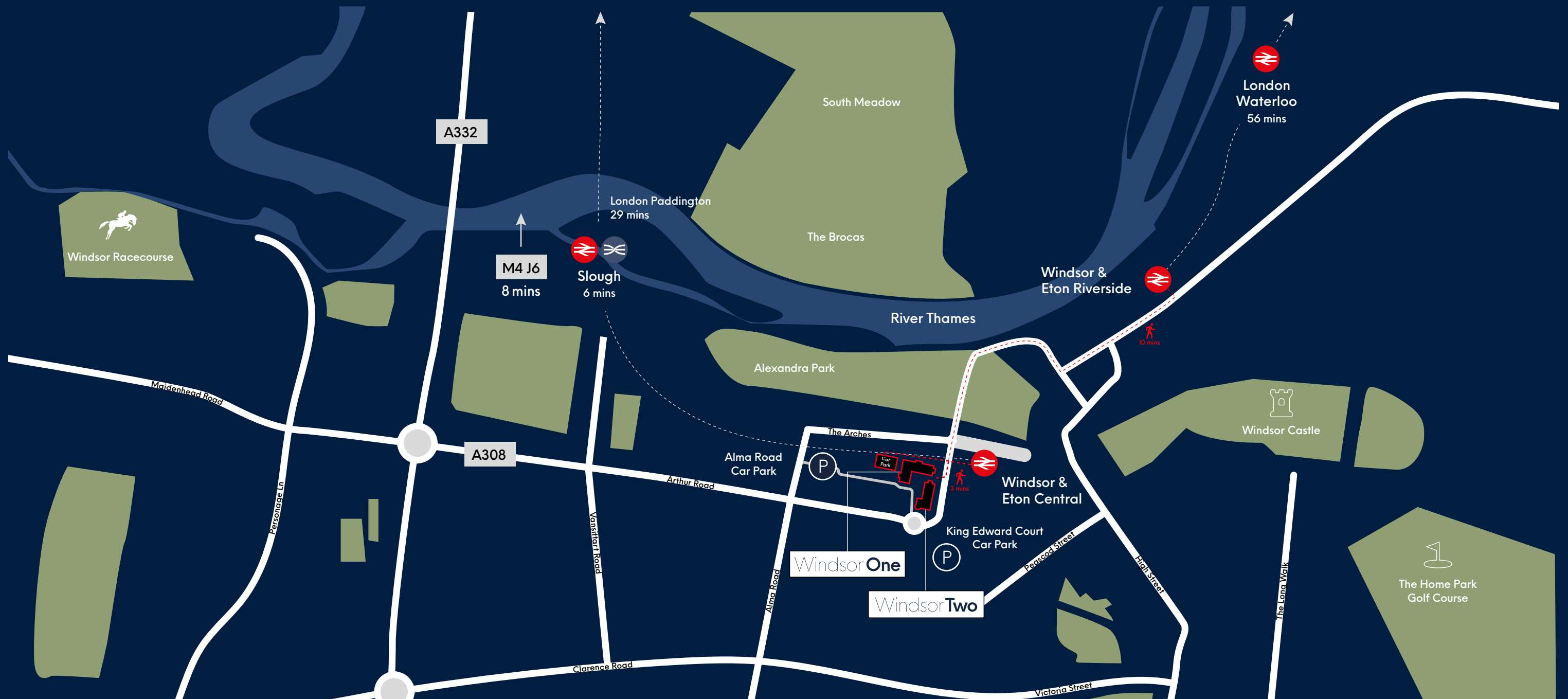
- 9. The Royal Windsor
- 10. Duchess of Cambridge
- 11. Marco Pierre White Steakhouse
- 12. Mamara
- 13. Giggling Squid
- 14. Enzo Windsor
- 15. Sebastian's
- 16. À la Russe
- 17. Carluccio's
- 18. Bel & The Dragon

Transport Hubs

- 19. Zizzi's
- 20. Gourmet Burger Kitchen
- 21. Browns
- 22. Côte Brasserie
- 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



By Rail

Windsor One & Two are situated next to Windsor and Eton Central station and half a mile from Windsor & 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.



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 (285 spaces)



Secure cycle racks



Occupational density of 1:8 sqm



Sub-divisible floor plates



New extended reception area



New LED lighting



New passenger lifts



24 hour access and security



Electrical vehicle charging points



New VRF air conditioning



Minimum EPC B rating



Target BREEAM Excellent

Indicative CGI, STP





WINDSOR ONE & TWO

WindsorOne

Floor Area

Demise/Floor Area IPMS3

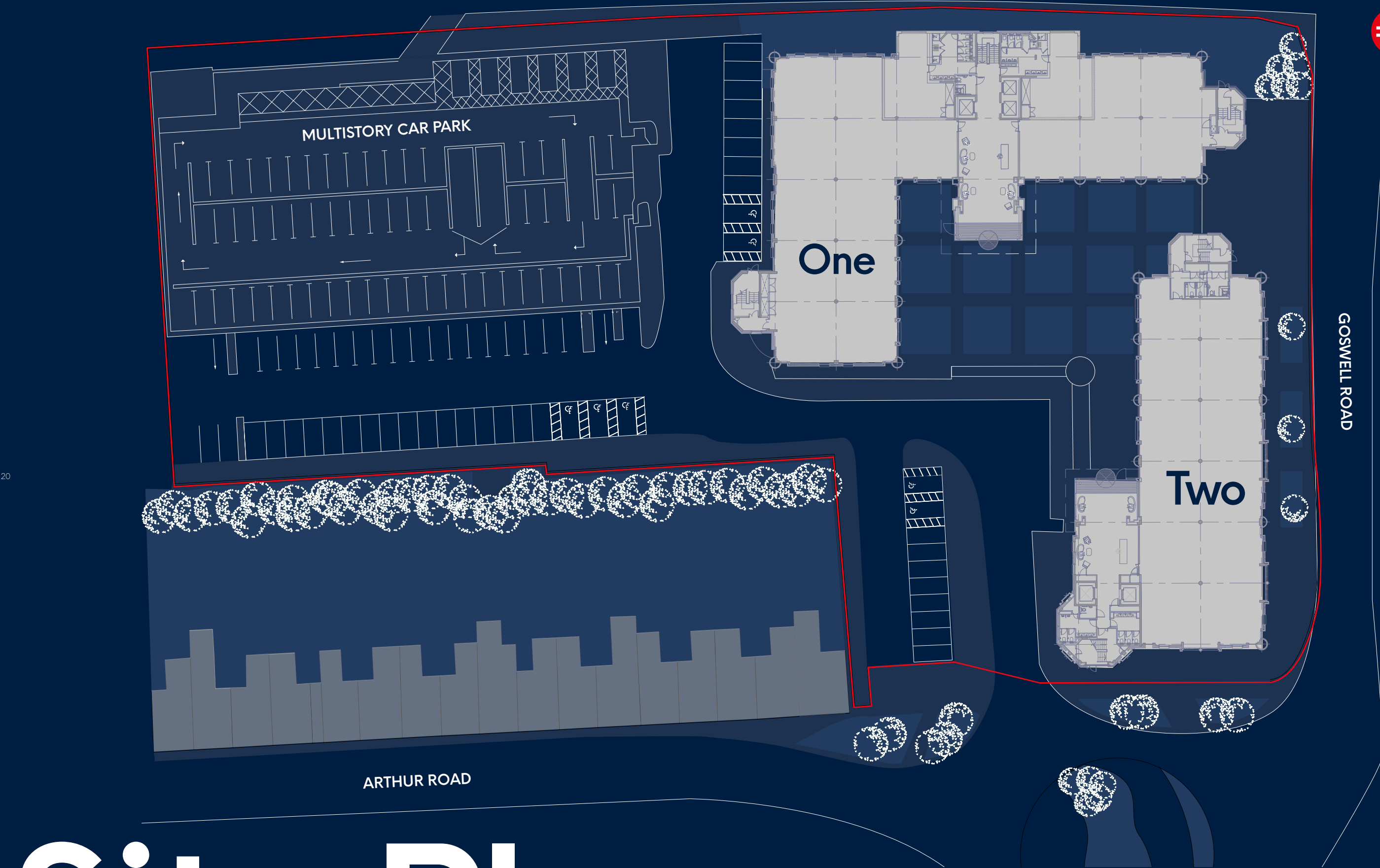
Fourth Floor	11,533 sq ft
Third Floor	11,773 sq ft
Second Floor	11,663 sq ft
First Floor	11,663 sq ft
Ground Floor	9,563 sq ft
Reception	1,193 sq ft
Total Proposed	57,388 sq ft

WindsorTwo

Floor Area

Demise/Floor Area IPMS3

Fourth Floor	480 sq ft
Third Floor	7,478 sq ft
Terrace Area	129 sq ft
Second Floor	7,631 sq ft
Terrace Area	353 sq ft
First Floor	7,645 sq ft
Ground Floor	7,087 sq ft
Reception	972 sq ft
Total Proposed	31,293 sq ft



Site Plan

Windsor One

Ground Floor



Typical Floor

Fourth Floor

Floor Area	
Office Area	11,663 sq ft

Floor Area	
Office Area	11,533 sq ft

EXTERNAL
TERRACE
(2ND FLOOR ONLY)

OFFICE SPACE (NEW)

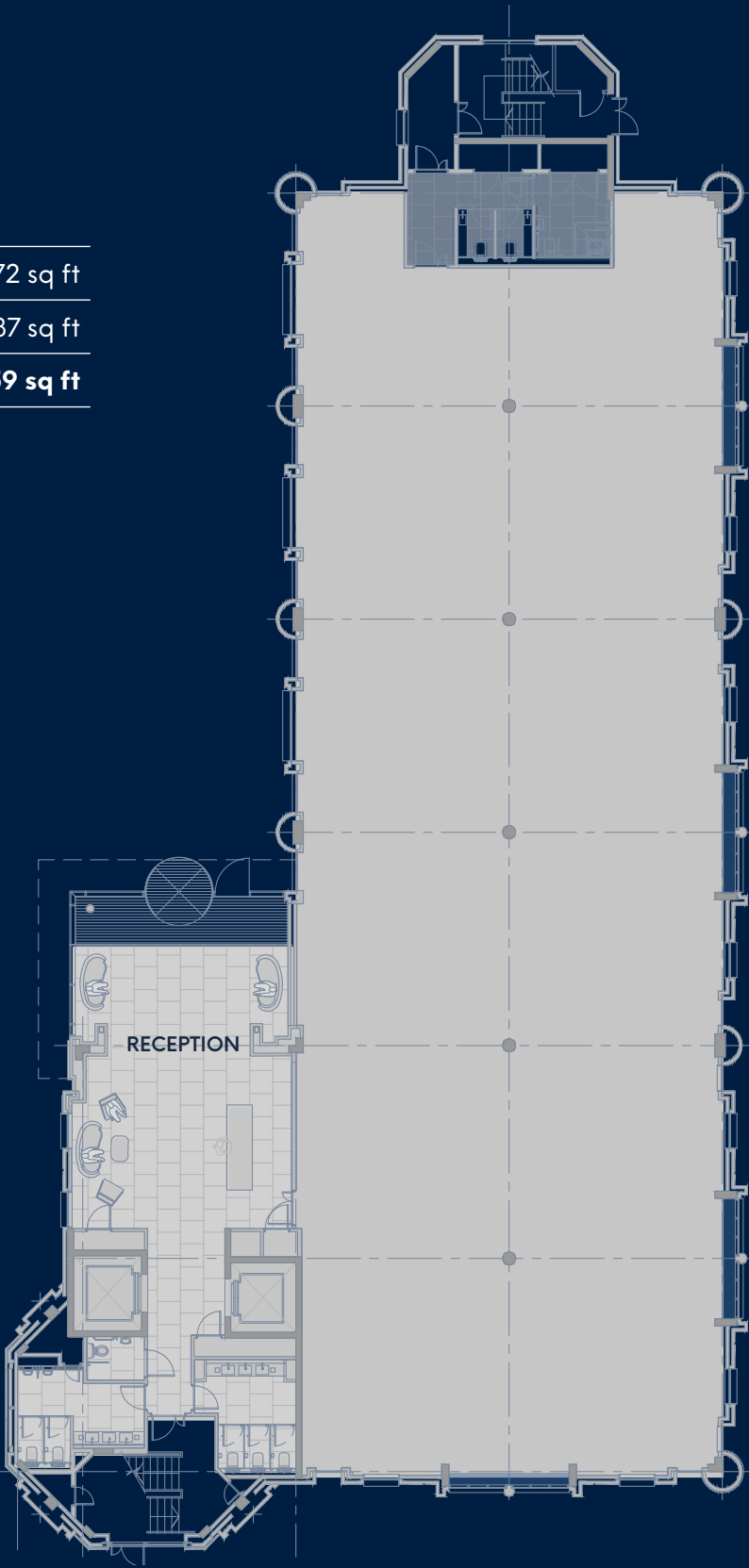
PLANT

WindsorTwo

Ground Floor

Floor Area

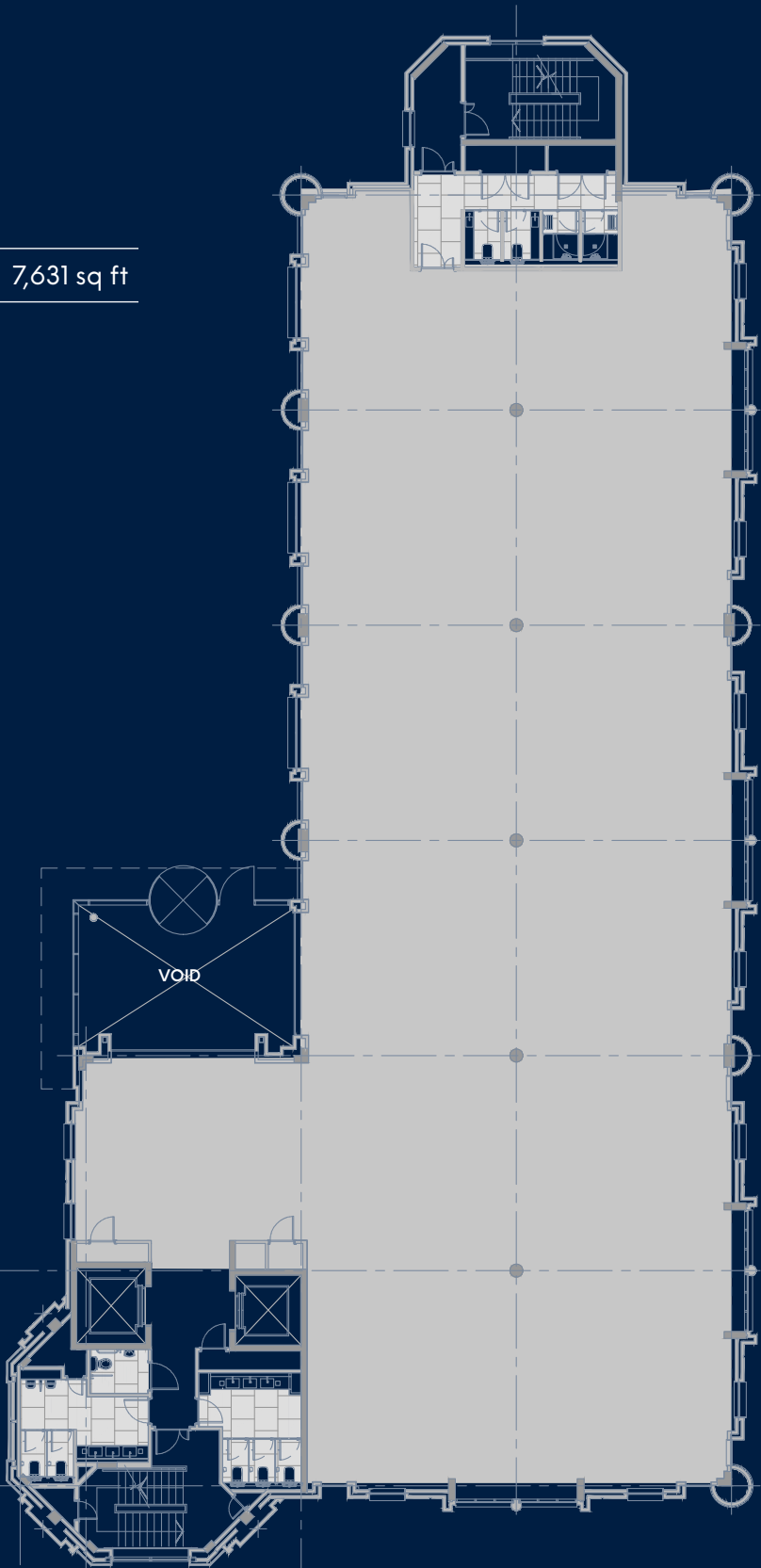
Reception	972 sq ft
Office Area	7,087 sq ft
Total	8,059 sq ft



Typical Floor

Floor Area

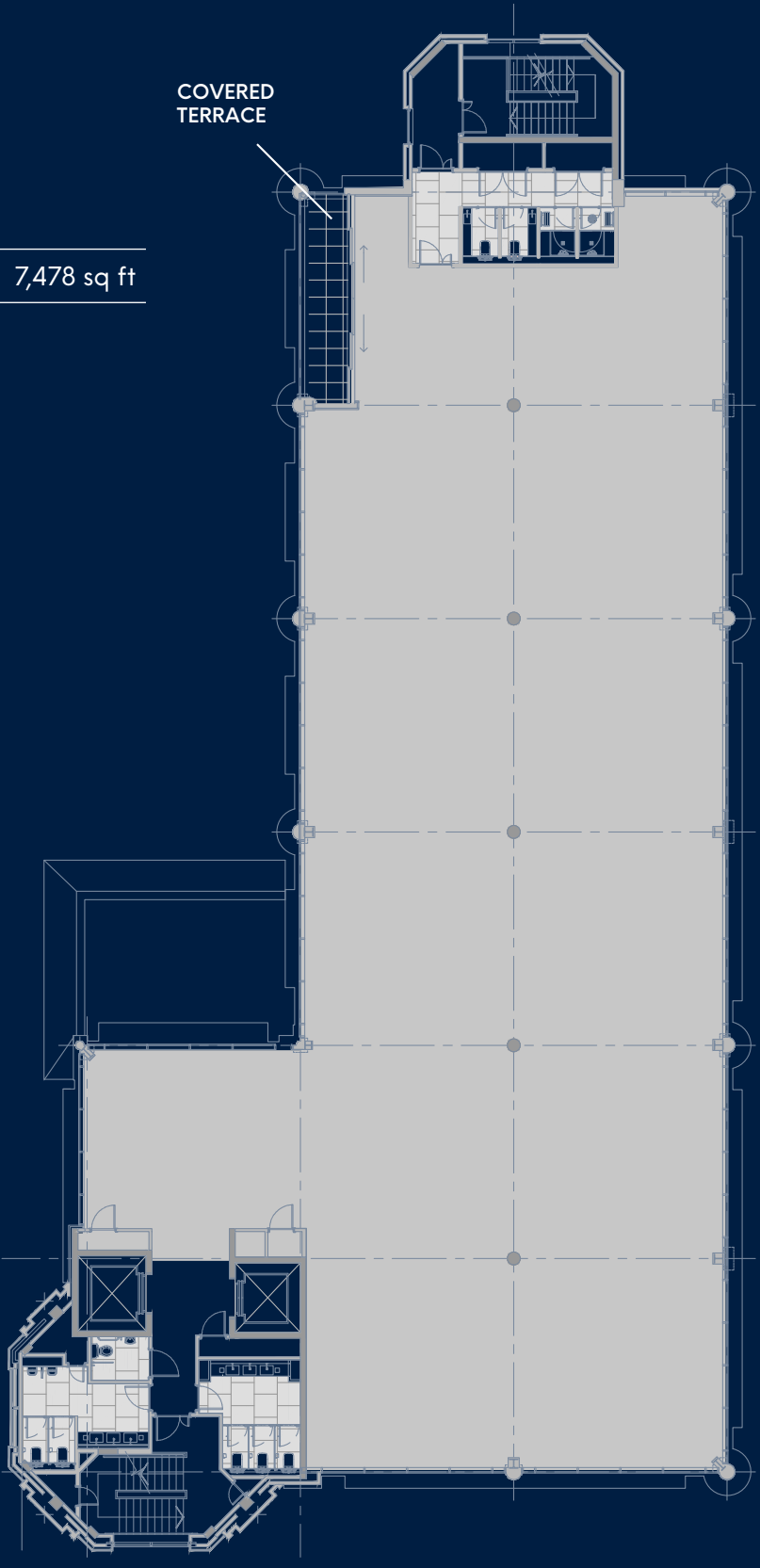
Office Area 7,631 sq ft



Third Floor

Floor Area

Office Area 7,478 sq ft





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