

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.





### 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. 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.





# 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  
283 spaces

B

Minimum EPC  
B rating

BREEAM®

Target BREEAM  
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



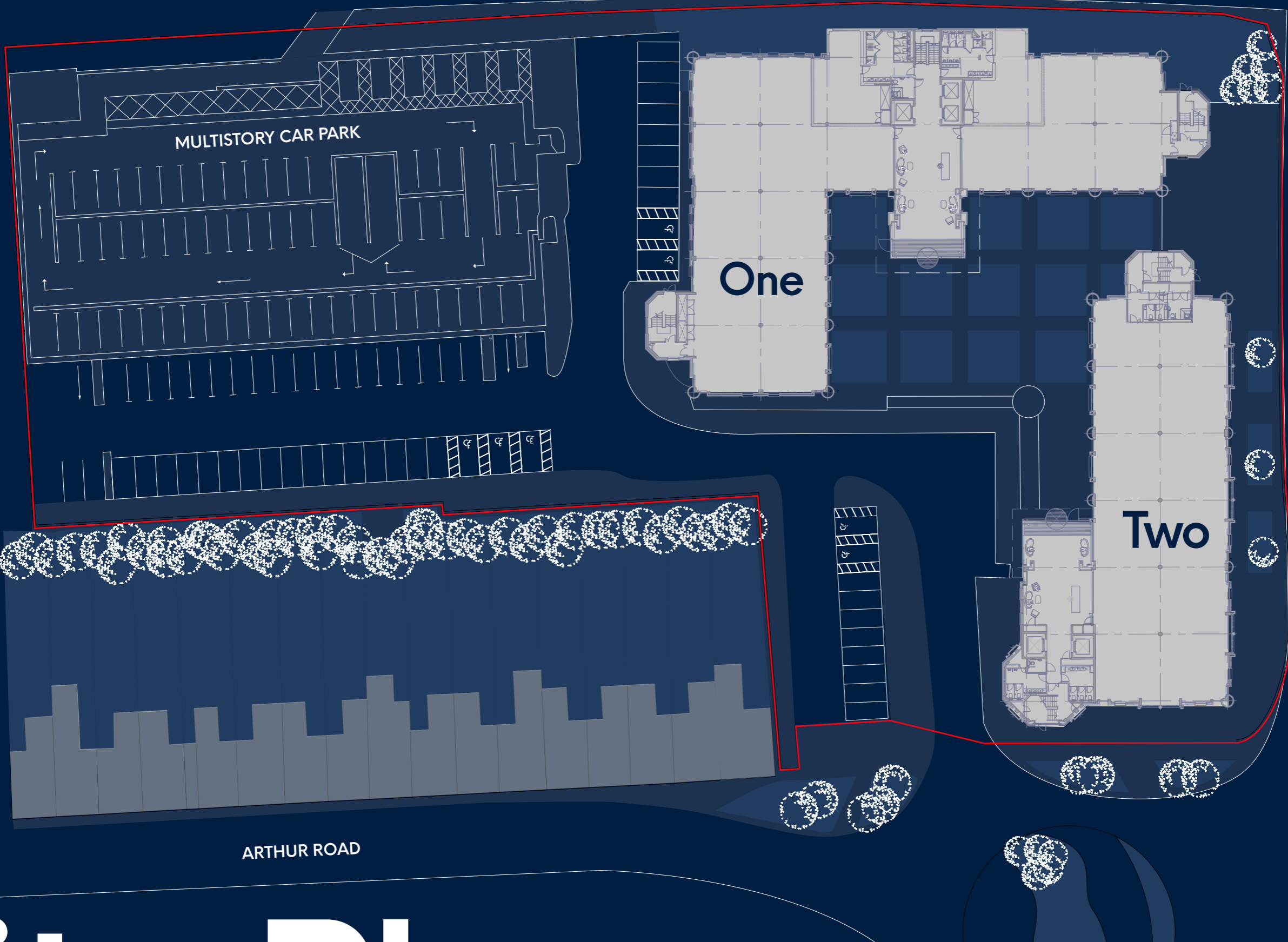
Occupational density of 1:8 sq m

Indicative CGI









16

17

# Site Plan

# Windsor One

## Floor Area

Demise/Floor Area IPMS3

Fourth Floor	11,533 sq ft
Terrace Area	250 sq ft
Third Floor	11,773 sq ft
Second Floor	11,751 sq ft
Terrace Area	283 sq ft
First Floor	11,663 sq ft
Ground Floor	9,563 sq ft
Reception	1,193 sq ft
<b>Total Proposed</b>	<b>57,476 sq ft</b>



**Windsor One**  
13 showers

# Ground Floor



## Floor Area

Reception	1,193 sq ft
Office Area	9,563 sq ft
<b>Total</b>	<b>10,756 sq ft</b>

# Typical Floor

## Floor Area

Office Area 11,663 sq ft



# Fourth Floor

## Floor Area

Office Area 11,533 sq ft  
Terrace Area 250 sq ft



# Windsor Two

## Floor Area

Demise/Floor Area IPMS3

Fourth Floor	480 sq ft
Third Floor	7,478 sq ft
Terrace Area	142 sq ft
Second Floor	7,631 sq ft
Terrace Area	371 sq ft
First Floor	7,645 sq ft
Ground Floor	7,087 sq ft
Reception	972 sq ft
<b>Total Proposed</b>	<b>31,293 sq ft</b>

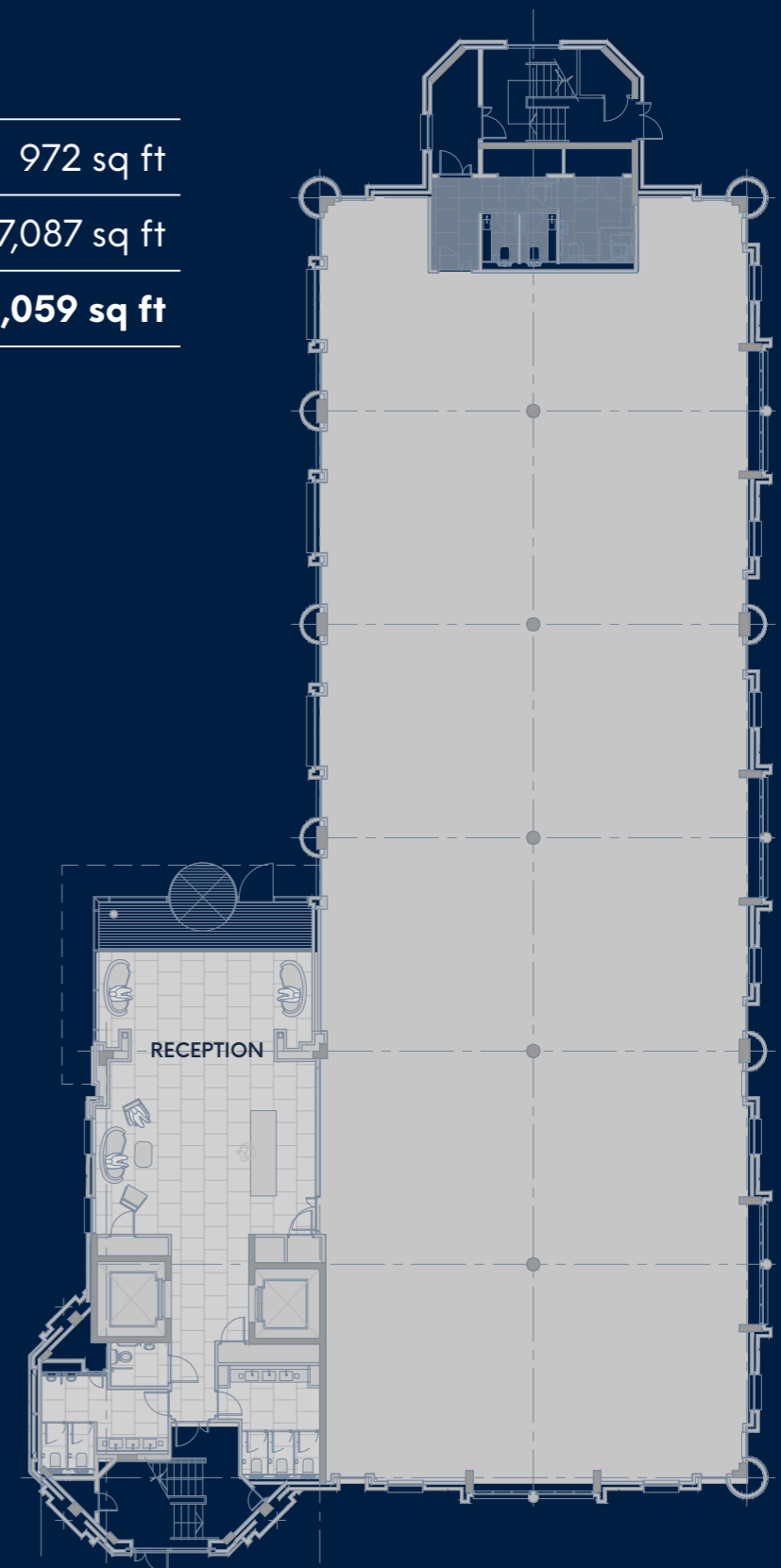


**Windsor Two**  
8 showers

# Ground Floor

## Floor Area

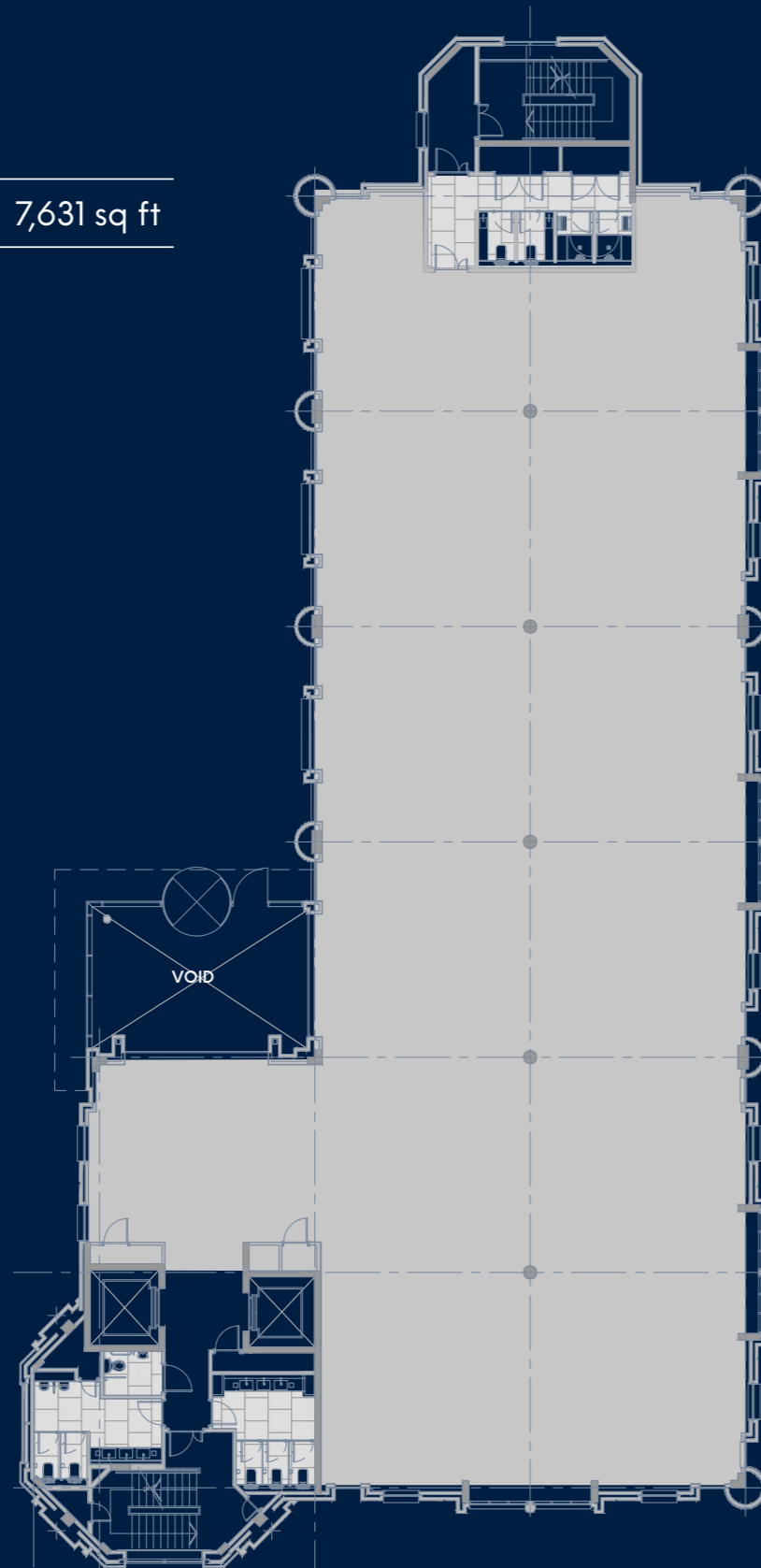
Reception	972 sq ft
Office Area	7,087 sq ft
<b>Total</b>	<b>8,059 sq ft</b>



# Typical Floor

## Floor Area

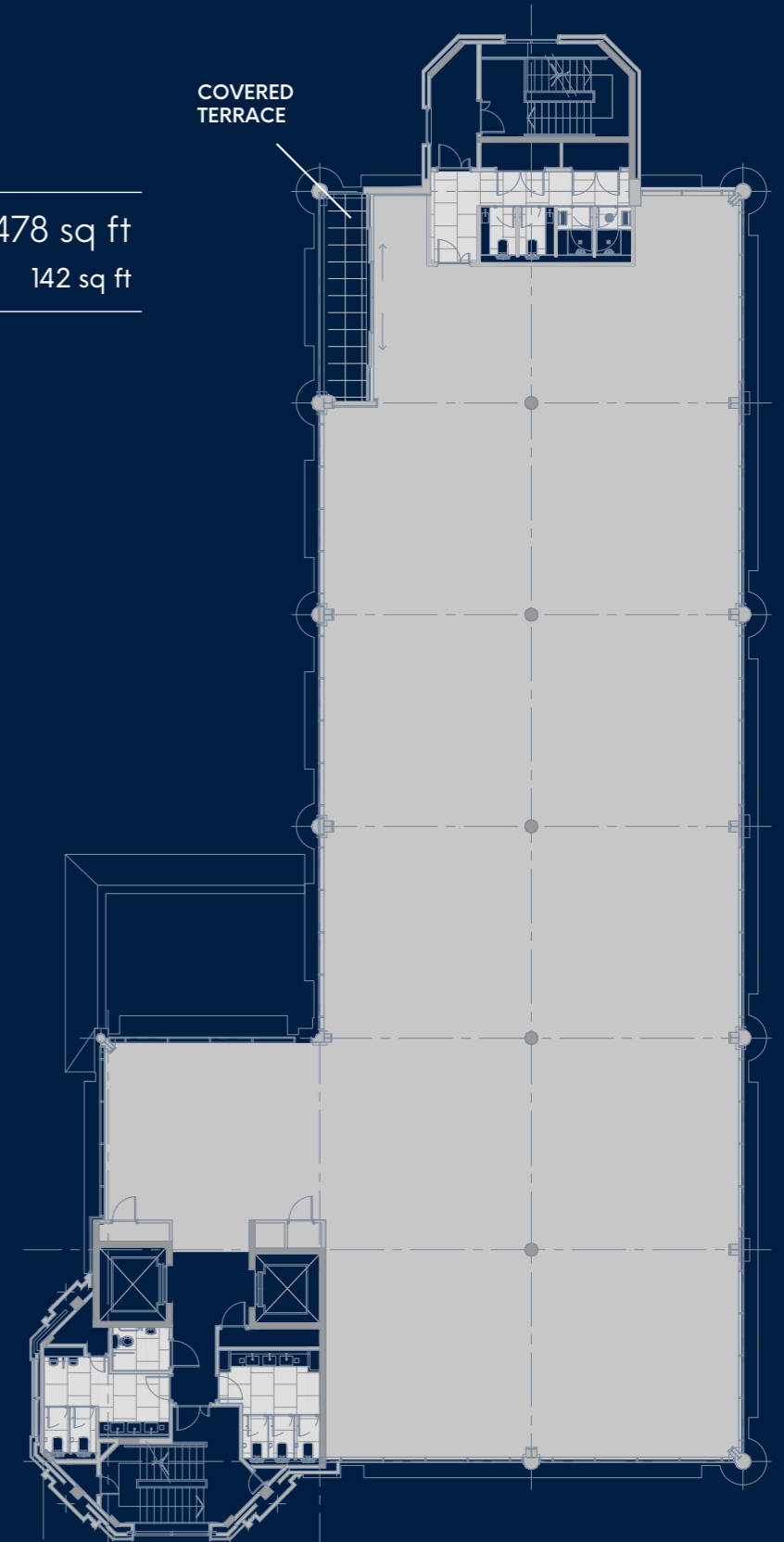
Office Area 7,631 sq ft



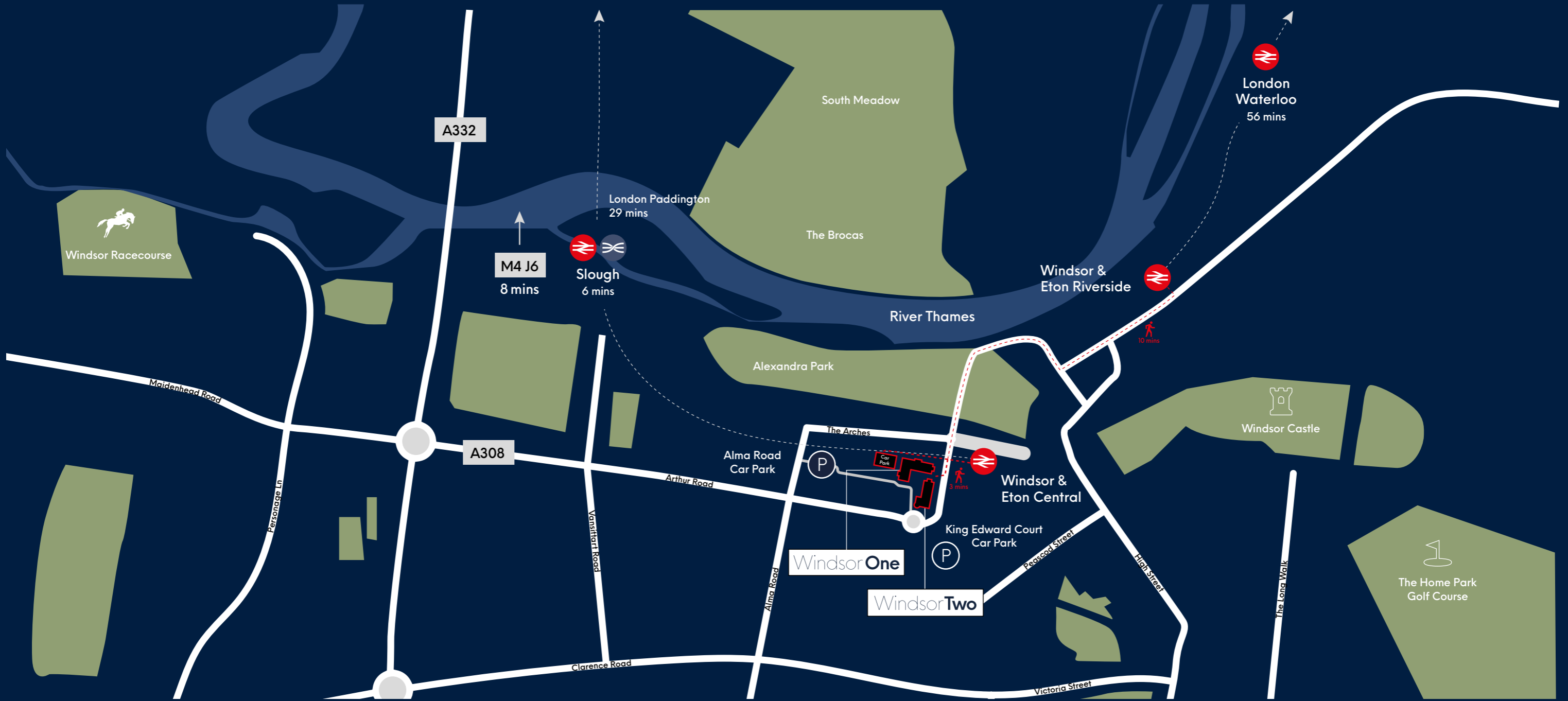
# Third Floor

## Floor Area

Office Area 7,478 sq ft  
Terrace Area 142 sq ft







# 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.

- 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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