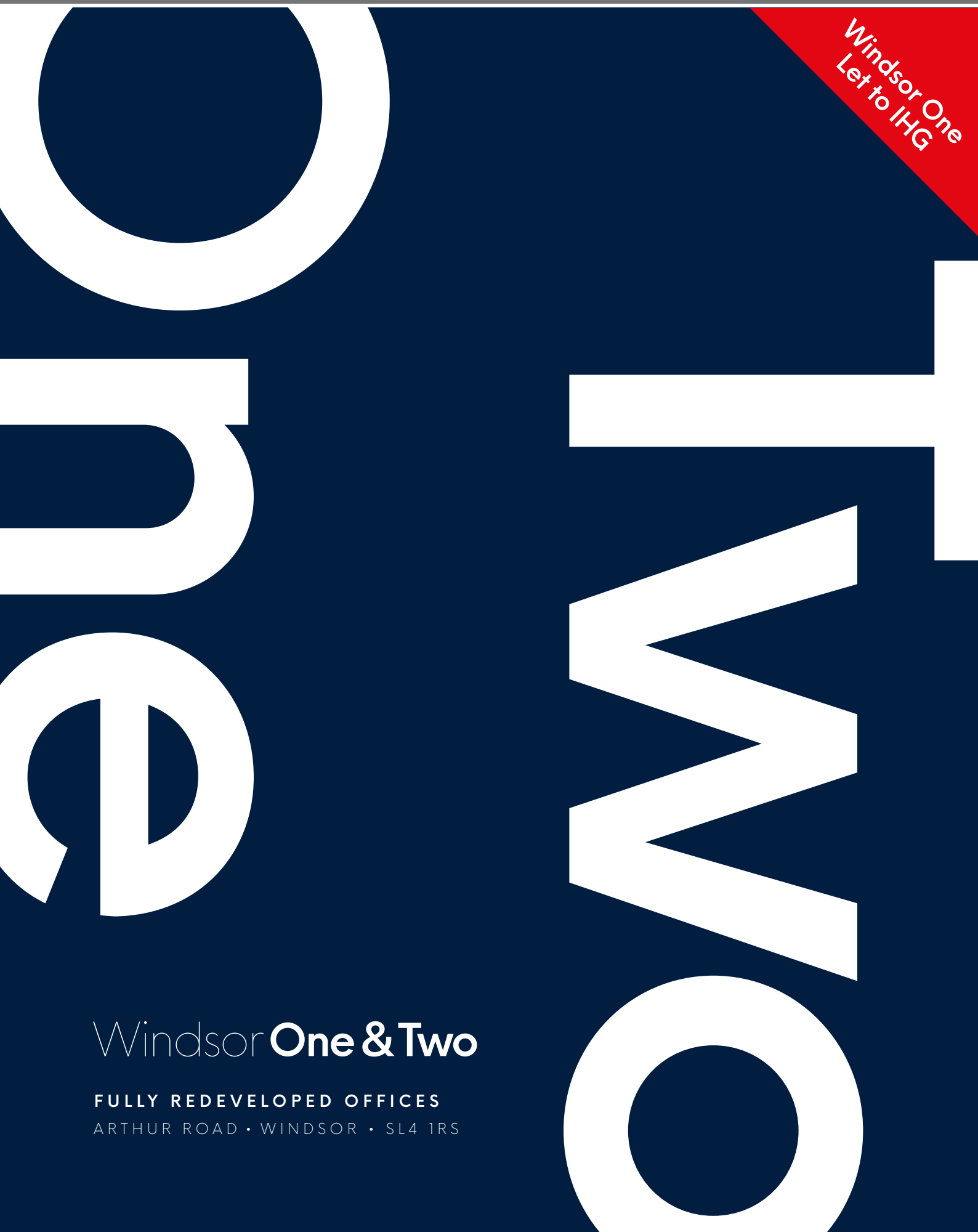


windsor one & two

ARTHUR ROAD ■ WINDSOR ■ SL4 1RS

CANMOOR

Windsor One
Let to IHG



Windsor **One & Two**

FULLY REDEVELOPED OFFICES

ARTHUR ROAD • WINDSOR • SL4 1RS



BOCKBRAT 1999
Orange Hill, Lowell, Delaware
The National Center



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 with Views of Windsor Castle

Windsor One & Two provide two comprehensively redeveloped self-contained office buildings each benefiting from new two story reception extensions. Windsor One provides 57,387 sq ft and is now fully let. Windsor Two provides 30,252 sq ft with 15,000 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.





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

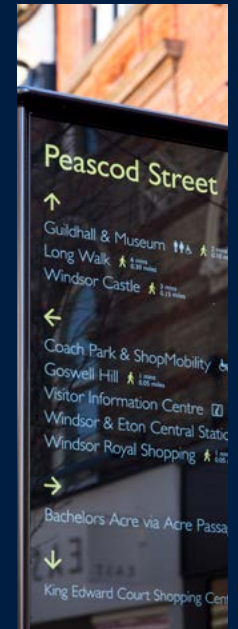
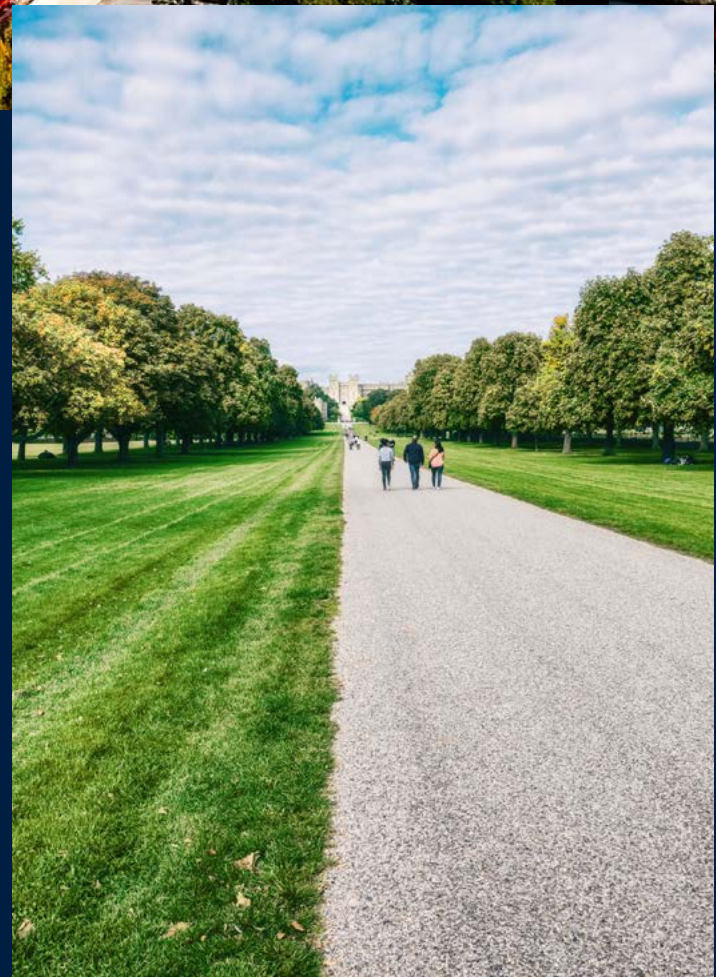
- 26. Windsor Castle & St George's Chapel
- 27. The Home Park Golf Course
- 28. Windsor Racecourse
- 29. Theatre Royal, Windsor
- 30. Old Ticket Hall



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
283 spaces

B

EPC B rating

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



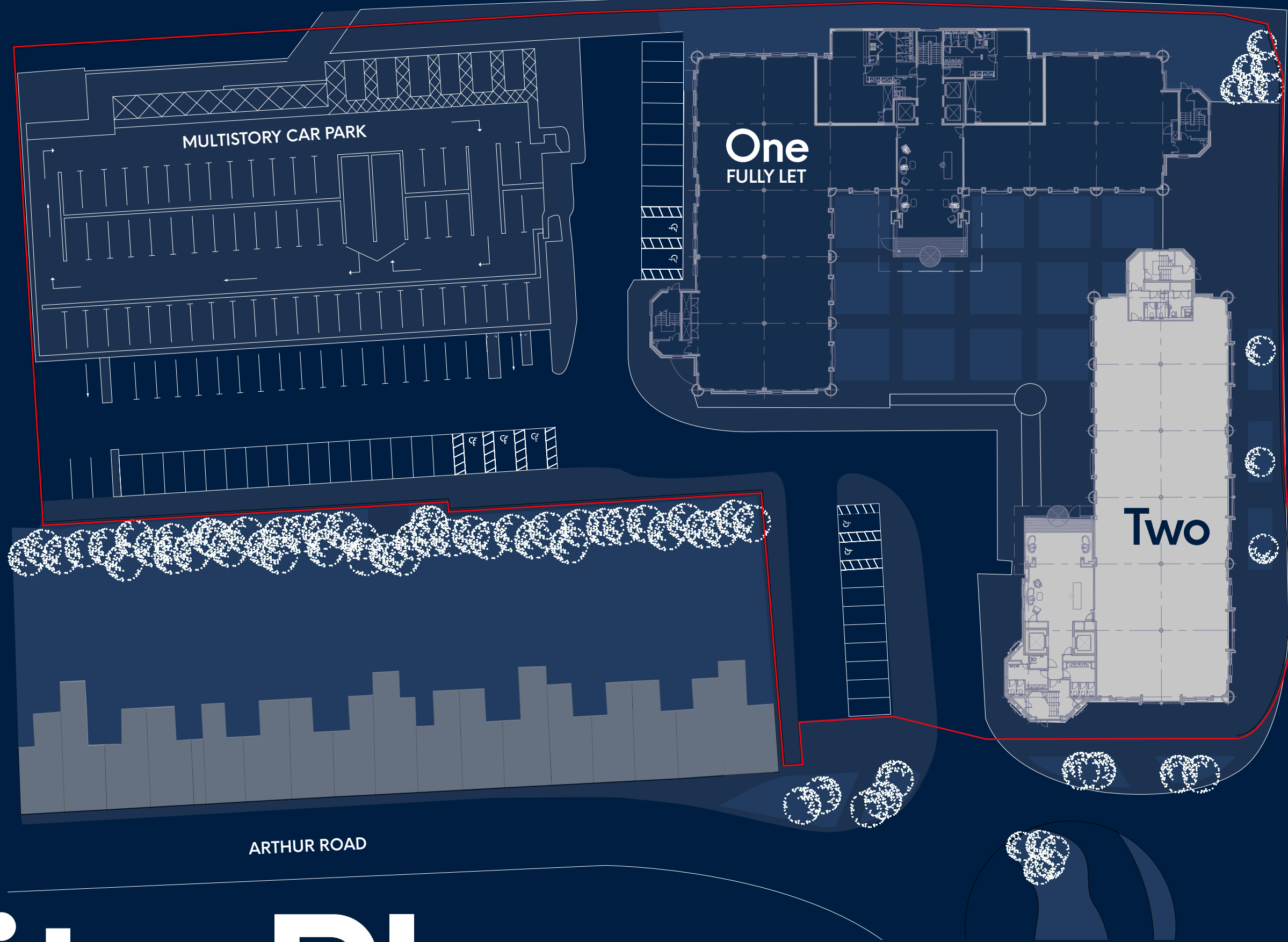
Secure cycle racks & showers



Occupational density of 1:8 sq m







Site Plan

WindsorTwo

Floor Area

Demise/Floor Area IPMS3

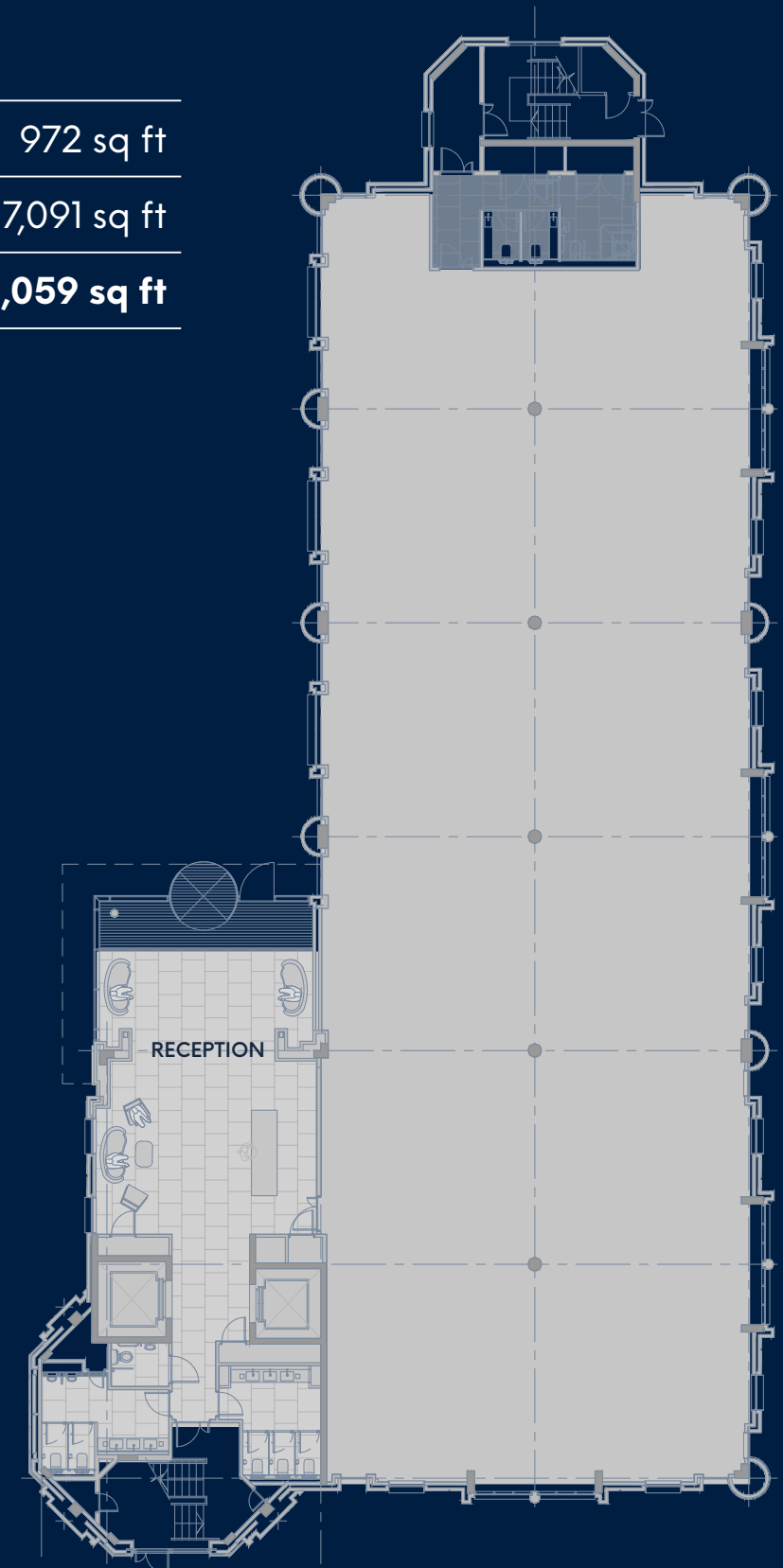
Fourth Floor		498 sq ft
Third Floor		7,406 sq ft
Terrace Area		112 sq ft
Second Floor	LET TO NETAPP	7,619 sq ft
Terrace Area		377 sq ft
First Floor	LET TO NEILSON FINANCIAL	7,645 sq ft
Ground Floor		7,091 sq ft
Reception		1,118 sq ft
Total Proposed		30,252 sq ft

*excluding reception

Ground Floor

Floor Area

Reception	972 sq ft
Office Area	7,091 sq ft
Total	8,059 sq ft

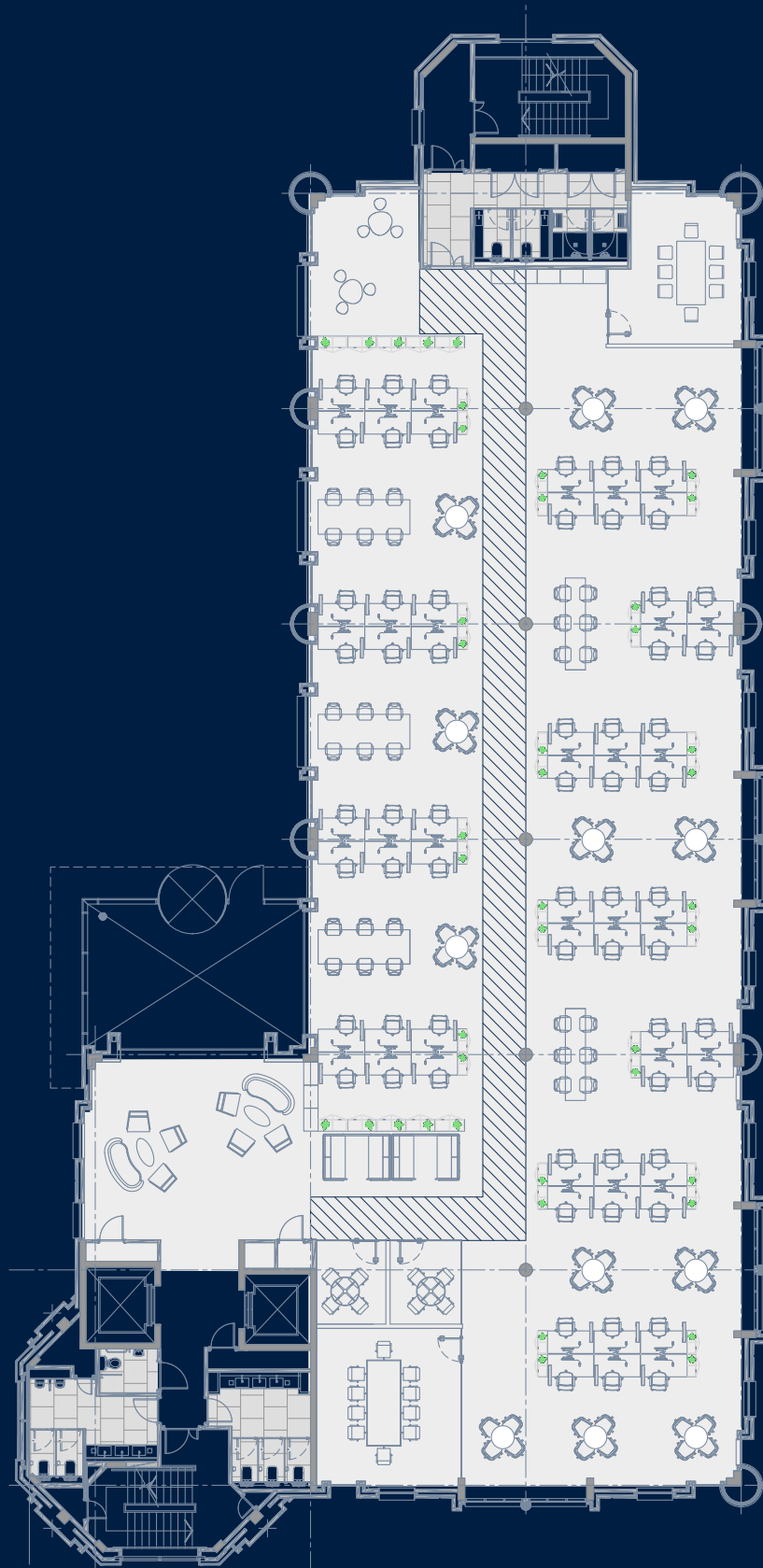


Typical Floor

Indicative Space Plan - 7,645 sq ft

Item Schedule

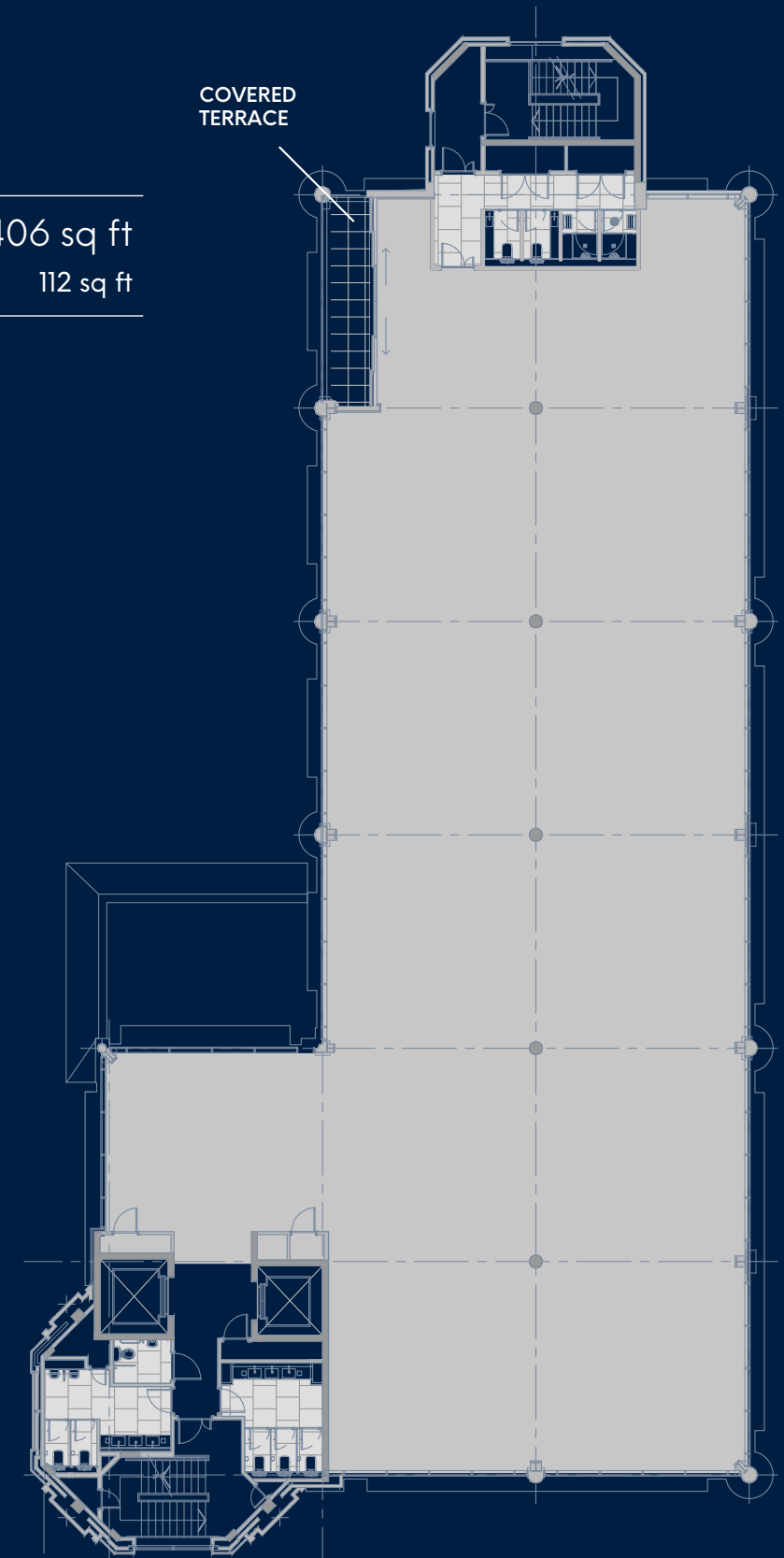
- Desks: 62
- Meeting Rooms: 4



Third Floor

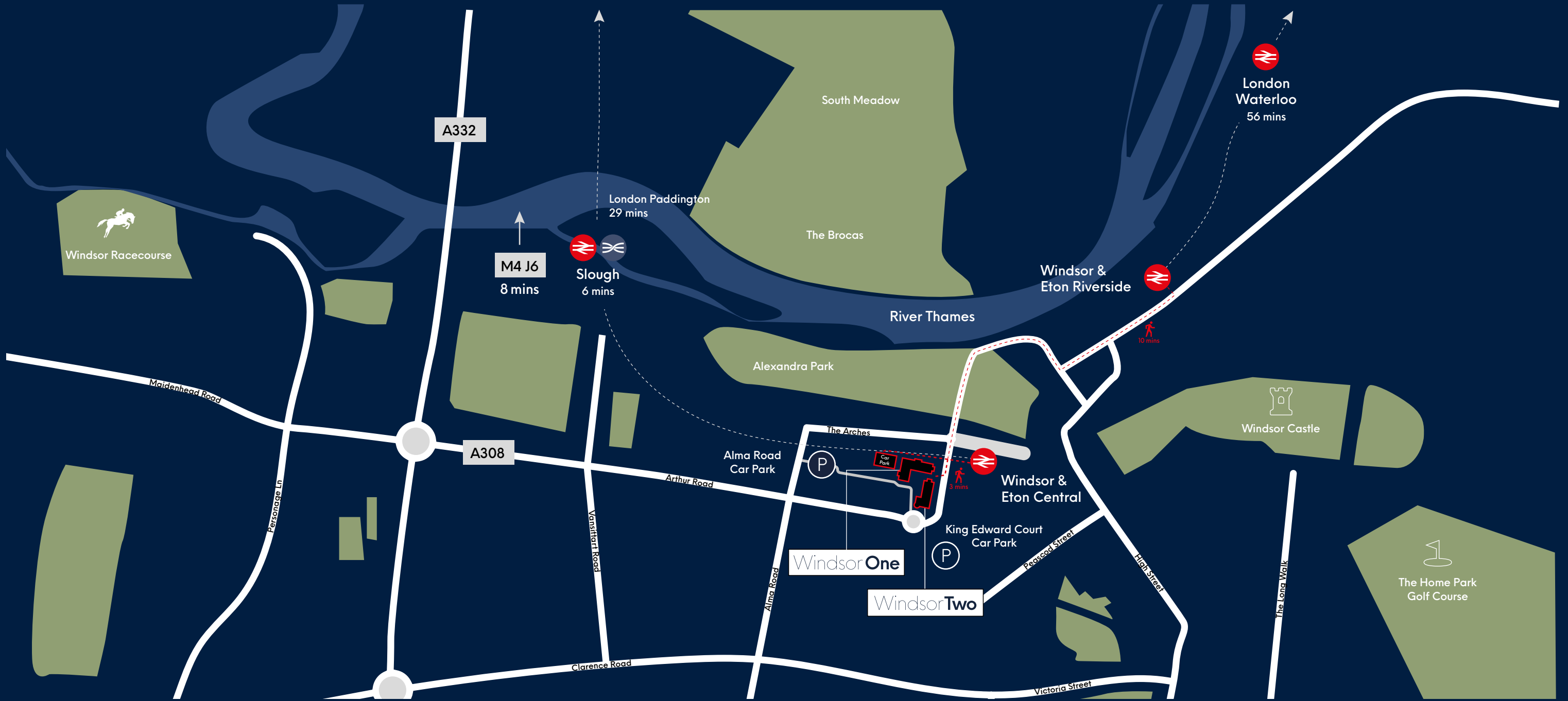
Floor Area

Office Area	7,406 sq ft
Terrace Area	112 sq ft









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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