
WINDSOR
ROYAL STATION
SINCE 1897
LEASING Opportunities
windsorroyalstation.co.uk



THE PLACE *to be*

Crowned by Windsor Castle, the charming historic market town where Windsor Royal Station is located offers 1,000 years of Royal history, luxury brands and fine dining which continues to make it a popular destination for visitors from all over the world.

WE'RE *well connected*

RAIL

- As our name suggests Windsor Royal Station is home to a train station, Windsor & Eton Central, which, via a connection at Slough, offers access to London Paddington in as little as 30 minutes.
- Alternatively, Windsor & Eton Riverside is only a 7-minute walk from the Centre offering regular services to London Waterloo.

ROAD

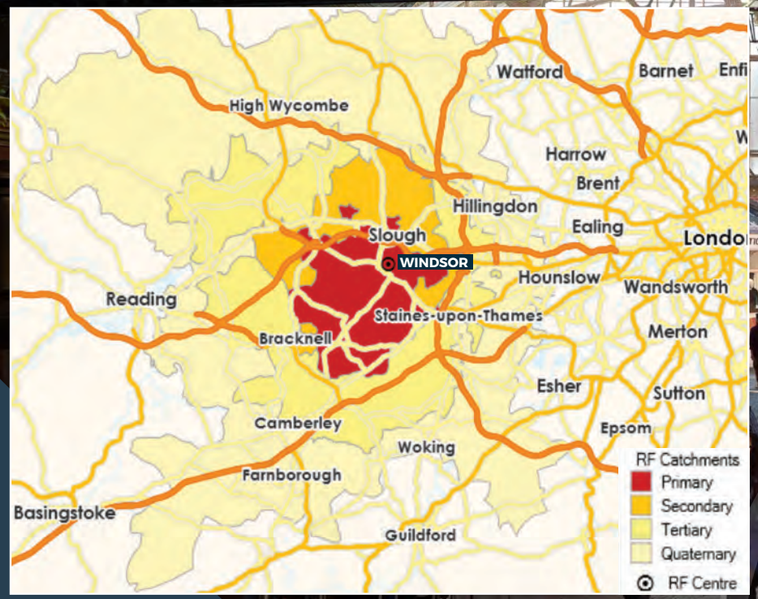
- Visitors driving to Windsor can access the town from the M4, M3, M25 and M40.
- Once visitors arrive there are over 750 parking spaces located in the multi-story car park a short walk from the Centre.
- The Centre is linked to the Windsor Coach Park which offers 74 spaces for the coaches bringing in thousands of visitors to the town each year.

SKY

- Windsor Royal Station is located just 15-minutes drive from Heathrow Airport making the town a popular destination for tourists.

It is estimated that around 0.56 million overnight tourism trips were made to Windsor and Maidenhead in 2019 (up by 2% compared to 2018). Of these trips, domestic visitors made 62% of trips (352,400) and overseas visitors made 38% of trips (212,100). (Windsor.gov 2020)

CATCHMENT *map*



GETTING TO KNOW *our core shoppers*

ACORN research from August 2019 identifies Windsor with a core catchment of 346,000 shoppers with a further 1.8m shoppers making up the town's total catchment.

Total annual retail spend is estimated as £385m with the most popular categories being:

CONVENIENCE (£149.4M)

CATERING (£52.5M)

COMPARISON GOODS (£183.3M)



AFFLUENT ACHIEVERS is the predominant ACORN Group with **EXECUTIVE WEALTH** accounting for **19% of the Windsor catchment** (8% above the UK average)

TOTAL RESIDENTIAL EXPENDITURE OF

£4,518.1m

and a marketing potential of £183.3m

2019 FOOTFALL AVERAGES

860k

VISITORS A MONTH

RISING PROSPERITY is the next predominant ACORN Group with **CAREER CLIMBERS** accounting for **17.5% of the Windsor catchment** (11% above the UK average)

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PRIME RETAIL
Leasing Opportunity



WINDSOR ROYAL STATION UNIT 21-22

The unit is available, subject to vacant possession, on a new lease basis.

The unit is part of the Windsor Royal Station and adjacencies include: Space NK Apothecary, Mint Velvet, and Sweaty Betty. The unit is highly visible throughout the Station and directly opposite the entry points from the train station and coach parks.

Demise
Ground floor - 2,176 sq ft
First Floor - 1,133 sq ft

Service Charge
£56,600 pa

Rent
Rent on application

Business Rates
Tenant to make their own enquiries with Royal Borough of Windsor and Maidenhead council.

EPC
Available on request

GET *in touch*

For further information on leasing opportunities please contact our agents.

Lucy Cope
Bruce Gillingham Pollard
07595 267 866
lucy@brucegillinghampollard.com

Lucy Gardiner
Jackson Criss
07741 877 452
lucyg@jacksoncriss.co.uk

LOCATION *within the scheme*





Fashion

Jigsaw	17-18
Joules	19
Kiltane	16
Mint Velvet	25
Phase Eight	29-30
Sweaty Betty	20
Whistles	23

Food & Drink

All Bar One	40
Bill's Restaurant	64-67
Café Nero	58-59
Café Rouge	54-55
Cattle Grid	31-33
Cinnamon Café	53
Dum Dum Donuts	48
Five Guys	14-15
Heidi	41
Paeonia	46
Patisserie Valerie	62-63
Roly's Fudge	8

Lifestyle & Gifts

A Dog's Life Co	9
Artique	43
Castle Fine Art	24
Kingdom of Sweets	51
Havana House	52
Jo Malone	47
Le Creuset	45
Molton Brown	7
Pandora	44
Space NK Apothecary	26

Other/Services

Harrington's Hairdressing	39
Train Ticket Office	68
Windsor Information Centre	52a
Windsor Travel Money	69

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IMPORTANT NOTICE: Jackson Criss, Bruce Gillingham Pollard, and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements, or distances are approximate. The text, photographs, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other contents and Jackson Criss and Bruce Gillingham Pollard have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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PRIME RETAIL
Leasing Opportunity



WINDSOR ROYAL STATION UNIT 23

The unit is available, subject to vacant possession, on a new lease basis.

The unit is part of the Windsor Royal Station and adjacencies include: Space NK Apothecary, Mint Velvet, and Sweaty Betty. The unit is highly visible throughout the Station and directly opposite the entry points from the train station and coach parks.

Demise
Ground floor - 1,171 sq ft
First Floor - 626 sq ft

Service Charge
£30,770 pa

Rent
Rent on application

Business Rates
Tenant to make their own enquiries with Royal Borough of Windsor and Maidenhead council.

EPC
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STATION MASTER HOUSE

To Let

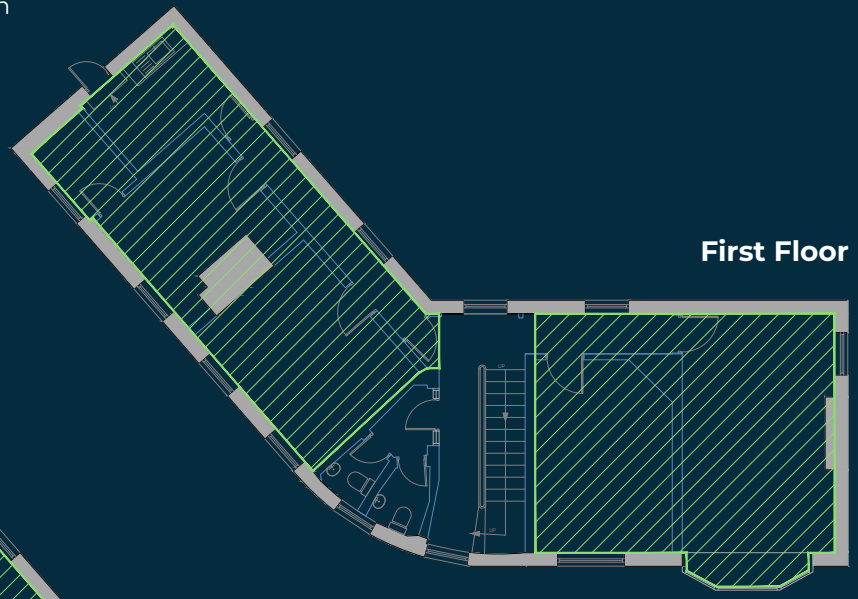


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UNIQUE WORKING
within historic space

Ground floor	**Entrance** (Possibility to have an additional 400 sq ft at ground floor)
First Floor	**1,100 sq ft**
Second Floor	**1,167 sq ft**
Rent	**On Application**
Service charge	**£30,000 pa**



First Floor



Second Floor

OVERVIEW

The charming historic market town where Station Master House is located offers 1,000 years of Royal history, luxury shopping, and fine dining.

The unique c oworking/flexible office space available within Station Master House offers stunning period features with plenty of natural light. There are also views of Windsor Castle and Eton for you to admire whilst you enjoy working in this space.





Working IN WINDSOR

CAREFREE COMMUTING

Windsor Royal Station is home to Windsor & Eton Central, which, via a connection at Slough, offers access to London Paddington in as little as 30 minutes.

Alternatively, Windsor & Eton Riverside is only a 7-minute walk from Station Master House offering regular services to London Waterloo.

If you would rather drive Windsor can be accessed from the M4, M3, M25 and M40. There are over 750 parking spaces located in the multistorey car park a short walk away.

SPACE TO SOCIALISE

Windsor Royal Station is home to a fantastic selection of eateries who will ensure your work lunches are never boring and always delicious.

For a light bite stop choose from on of our many cafés including Caffé Nero, Black Sheep or Trip Advisor award winning, and local favourite, Cinnamon Café.

If it's something more substantial you're after; or somewhere to enjoy drinks with colleagues then our restaurants including All Bar One, Bills, and Five Guys are all ready to serve your favourites.

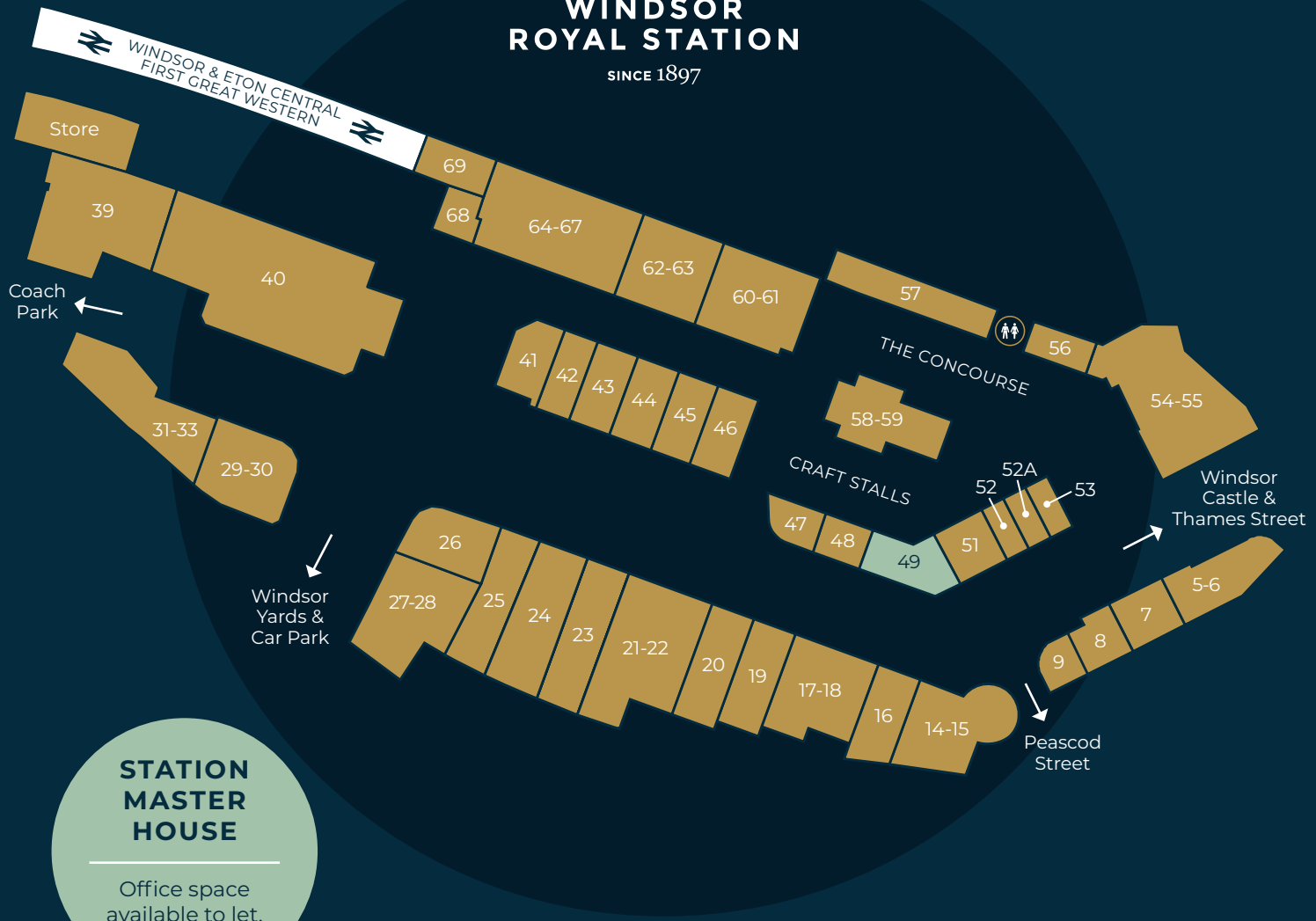
If you like getting out at lunch to stretch your legs then the beautiful Long Walk leading up to Windsor Castle is less than 10 minutes away.





YOU'RE IN *good company*

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STATION MASTER HOUSE

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