



PARKSIDE HOUSE

SHEET STREET, WINDSOR

BERKSHIRE. SL4 1BY

10,250 sq.ft. (953 sq.m.) 42 Private Car Parking Spaces



FREEHOLD
OFFICE
BUILDING
FOR SALE

A rare opportunity to acquire a freehold office building located in the premier business quarter of this historic town.

LOCATION

Windsor, situated 20 miles to the west of central London and 12 miles from Heathrow Airport, is at the heart of the motorway network (M4, M3 & M25) and on completion of Crossrail in 2022 will have a direct rail link, via Slough, to the West End, City and Canada Wharf.

Parkside House is in the centre of this historic town just a few minutes walk from the retail centre with access to hotels, shops, restaurants and the Theatre Royal Windsor. All this under the shadow of the world renowned Castle. The famous Long Walk, leading to the superb parkland of Windsor Great Park, is accessible within a 5 minute walk from the property.



PARKSIDE HOUSE
SHEET STREET, WINDSOR



- Large Reception behind sliding doors off Sheet Street.
- 8 person passenger lift
- Toilets on all levels with showers on 1st Floor
- Recently fitted kitchens and break-out areas on all floors
- Raised floors
- Air-conditioning
- Secure private parking for a minimum of 42 spaces
- EPC Rating D – 79



The world famous Windsor Castle and The Long Walk

DESCRIPTION

Built in 1989 Parkside House is a 3-storey red-brick office building with good natural daylight and provides floor plates that are mainly clear of columns or other obstructions.

ACCOMODATION

Ground Floor	3,500 sq. ft.	(325 sq. m.)
First Floor	3,562	(331 sq. m.)
Second Floor	3,192	(297 sq. m.)
Total (NIA)	10,254	(953 sq. m.)
Approx. (GIA)	12,680	(1,178 sq. m.)

NIA - Net Internal Area GIA - Gross Internal Area

Private Basement Parking For 42 Cars



WINDSOR OFFICE MARKET

Over the last 10 years central Windsor has experienced a sharp decline in its stock of office premises following the widespread conversion of many of the town centre buildings for residential use. In part this has prompted the commencement of two major speculative office schemes at Windsor Dials & One Victoria Street where practical completion is due by mid-2021. Quoted rents are in the mid-£40's per sq. ft. and both schemes are reported to have strong Tenant interest.

York House is a Local Authority owned office building 100 metres to the south of the subject property where several new lettings were completed in Q3 & Q4 2019 at rents in the mid-£30's per sq. ft.

It should be noted that there is an acute shortage of dedicated parking for office users in Windsor and that the car parking ratio of approximately 1:244 (NIA) offered by Parkside House is exceptionally generous.

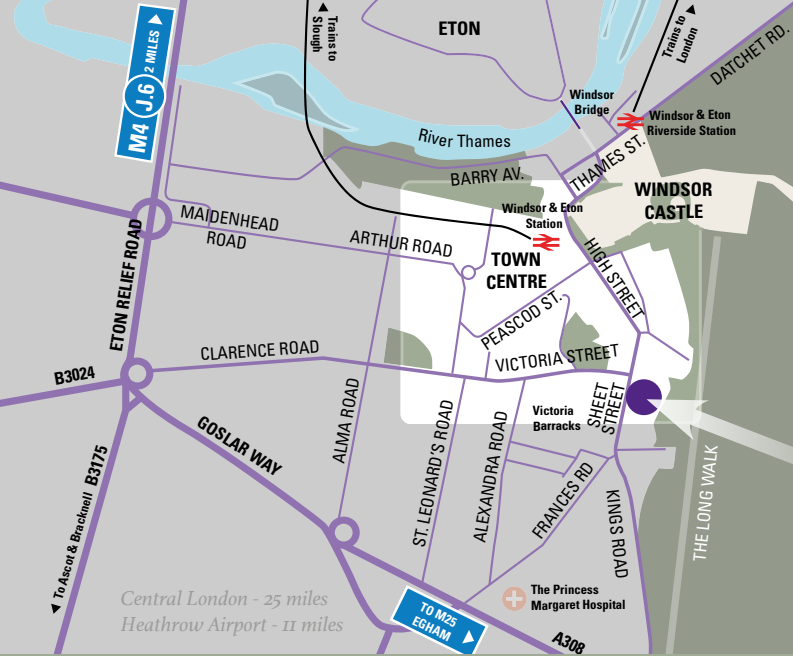


Windsor Royal Shopping is close by



The Long Walk - 200 metres from Parkside House



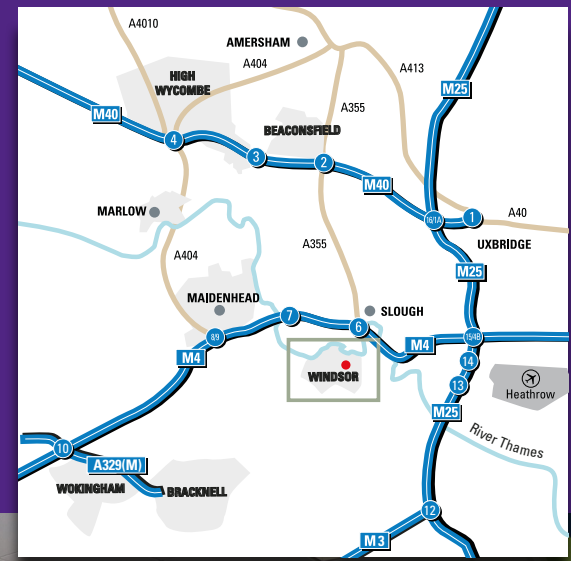


DOWNLOADS

Click below to download documents:

- [● Floor Plans](#)
- [● Site Plan](#)
- [● EPC](#)
- [● Title Docs & Plans](#)


PARKSIDE HOUSE
 SHEET STREET, WINDSOR



TOWN PLANNING

We understand that Parkside House is not a Listed Building but is situated in a designated Conservation Area.

We recommend that further enquiries should be directed to the Planning Dept. at the Royal Borough of Windsor & Maidenhead.

BUSINESS RATES

The property is currently assessed for Business Rates on a floor by floor basis with the following Rateable Values:-

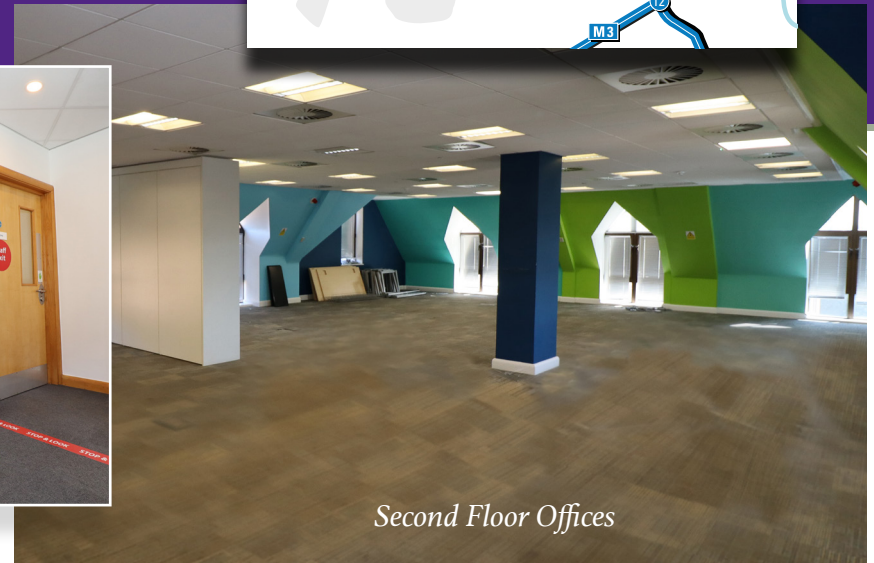
Ground Floor: £76,000 First Floor: £84,500 Second Floor: £81,000

The current business rates multiplier for 2021/22 is 51.2 pence in the £.

SALE TERMS

Our Clients have occupied Parkside House since the building was first constructed for the Crown Estate Commissioners in the late 1980's and following relocation are offering their freehold interest with the benefit of vacant possession on completion.

The property is offered for sale by private treaty with a guide price of £4.25 Million subject to contract.



Second Floor Offices

VIEWING AND FURTHER INFORMATION

Contact Sole Selling Agents -
Kempton Carr Croft

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