

ARCHES TO LET



1,203 – 6,470sq.ft. approx. G.I.A.

The Arches, Alma Road

Windsor

SL4 1QZ

TOWN CENTRE LOCATION – SUITABLE FOR A VARIETY OF USES SUCH AS INDUSTRIAL, RETAIL, F&B AND OFFICE (S.T.P.)

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Location

The Arches are located on Alma Road, off Arthur Road, which is one of the main approach roads to Windsor from the M4 (J6) within a short walk of the town centre and all of its facilities. Windsor benefits from two railway stations providing access to London Paddington and Waterloo, whilst Heathrow Airport is within a short drive of the town. Windsor also has good road links to M4, M25 and M40 motorways, with Maidenhead being approx. 8.5 miles to the west via the M4 J6 – J8.

The estate benefits from various tenants, to include office use, industrial and food and beverage

Description

Various railway arches to let, with the benefit of mezzanine floors, power and WC facilities. The units will be newly decorated and carpeted throughout prior to a letting completing. The units are suitable to a variety of uses such as industrial, leisure, office, medical (STP).

Accommodation

	Sq. Ft.	M2
34 Alma Road	1,203	111.76
39-40 Alma Road	3,610	335.38
41 Alma Road	1,657	153.94
TOTAL	6,470	601.08

Approx gross internal area (GIA)

Terms

The units are available on new leases to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rental £16.00 per Sq. Ft.

The above rents are exclusive of business rates, estate charge, insurance and utilities, and subject to VAT.

Energy Performance Rating

34 Alma Road – D; 39-40 Alma Road – B; 41 Alma Road - D

Business Rates

The billing authority is The Royal Borough of Windsor and Maidenhead.

Rateable value:

34 Alma Road - £9,500

39-40 Alma Road - £15,000

41 Alma Road - £9,100

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

VAT

VAT will be applicable.



Viewing and further information

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