

ARCHES TO LET



575 – 7,856sq.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
55 Alma Road	811	75.34
57 Alma Road	575	53.46
TOTAL	7,856	729.88

Approx gross internal area (GIA)

VAT

VAT will be applicable.

Energy Performance Rating

34 Alma Road – D; 39-40 Alma Road – B; 41 Alma Road – D; Units 55 & 57 - tbc

Terms

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

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

Rent: £18 per Sq.ft (Units 39&40, 41)

Rent: £16 per Sq.ft (Unit 34)

Rent: £12 per Sq.ft (Units 55, 57)

Business Rates

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

Rateable values:

34 Alma Road - £9,500

39-40 Alma Road - £15,000

41 Alma Road - £9,100

55 Alma Road- £7,900

57 Alma Road- £5,300

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



Viewing and further information

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