

**With Good Parking**



## **Saxon House, 2-4 Victoria Street, Windsor, SL4 1EN**

One of the most recognised office buildings in Windsor town centre, with good on site parking in a most popular business location.

**Available Size** 3,257 to 7,421 sq ft / 302.59 to 689.43 sq m

**Rates Payable** £12.10 per sq ft approx

**EPC Rating** C (65)

### **KEY POINTS**

- Air conditioned
- 13 parking spaces
- Feature reception and clocktower
- Partly furnished
- Available on a new lease

## Location

Saxon House is situated in Windsor's core business district, near The Long Walk and adjacent to Bachelors' Acre, within a short stroll of Park Street and the High Street. The town benefits from excellent road rail and air communications added to by the M4 smart motorway, as well as the fast Crossrail connection from Windsor Central Station. 27 minute fast travel time to Paddington via Slough. Both Windsor Central and Riverside Stations are within an easy walk as are the town's vibrant shopping restaurant hotel and leisure facilities.



## Description

An iconic and prominent office building with a feature contemporary clock tower, built by the renowned developer Speyhawk. Good on site parking in secure undercroft car parks. The offices are finished to a modern specification with air conditioning throughout and lift access. The first floor space includes a new breakout kitchen facility.



Although self contained, the offices form part of a larger campus, tenants and occupiers of which include Tetra Pak, Logitech, Lakeside Software, Trilliant, Record plc and The Duke of Edinburgh Trust.



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Office	3,257	302.59	Available
1st - Office	789	73.30	Let
1st - Office	3,626	336.87	Available
2nd - Office	4,412	409.89	Let
3rd - Office	538	49.98	Available
Basement - Basement Stores	143	13.29	Available
<b>Total</b>	<b>12,765</b>	<b>1,185.92</b>	

## Terms

A new lease / leases. Terms on application.

## Viewings

For further information and appointments to view contact the agent Christopher Thomas 01753 839390 or email [info@chthomas.com](mailto:info@chthomas.com)

## Video

- Saxon House Video - [https://youtu.be/eGiJ6qU0L\\_w](https://youtu.be/eGiJ6qU0L_w)
- Video - <https://youtu.be/TIQswpYkUdE>
- Video New - <https://youtu.be/xtGAMu3k7pl>

## Viewing & Further Information

**Christopher Thomas**

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