



Morgan House, Madeira Walk, Windsor, SL4 1EP

Last available space of 2,884 sq.ft. and 4,930 sq.ft., in one of the most popular Thames Valley self contained grade A offices

Available Size 2,884 to 4,930 sq ft / 267.93 to 458.01 sq m

Rent £35 per sq ft subject to lease length and financial status

Service Charge £16.50 per sq ft for guidance, excluding utilities

Rates Payable £12.61 per sq ft based on a 2018 valuation for guidance

EPC Rating C (58)

KEY POINTS

- Fully air conditioned space
- Raised floors
- Suspended ceilings
- On site building management, receptionist and security concierge
- Parking space ratio 1:350 sq.ft.
- Integral LG7 lighting
- Dual lift access
- Finely finished office and common areas and self contained shower facilities

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Description

Morgan House is a prestigious, modern multi-occupied office building located in the Royal Windsor Central Business Quarter and is arguably the most sought after business address in Windsor. The available space, located on the third floor, measures 4,930 sq.ft. and has been fully refurbished to a high specification. The available ground floor space of 2,884 sq.ft. is predominantly open plan.

Location

Morgan House is situated in Madeira Walk in Windsor town centre, adjacent to retail and leisure amenities on the High Street, also adjoining Bachelors Acre and within a short walk of both Windsor & Eton Central Station (The Elizabeth Line / Paddington via Slough) and Riverside Station (Waterloo).

Windsor provides excellent transport links, an international address and a highly desirable and vibrant working and social environment.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,884	267.93	Available
3rd	4,930	458.01	Available

Terms

A new lease is available, full terms are subject to contract and financial status.

Video

- Video - <https://youtu.be/cvtvPghWBxM>



Viewing & Further Information

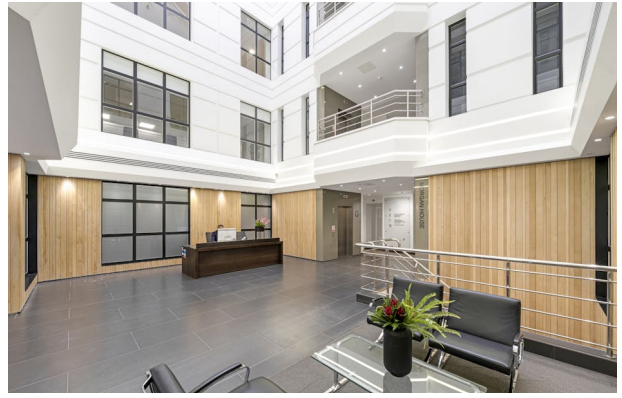
Christopher Thomas

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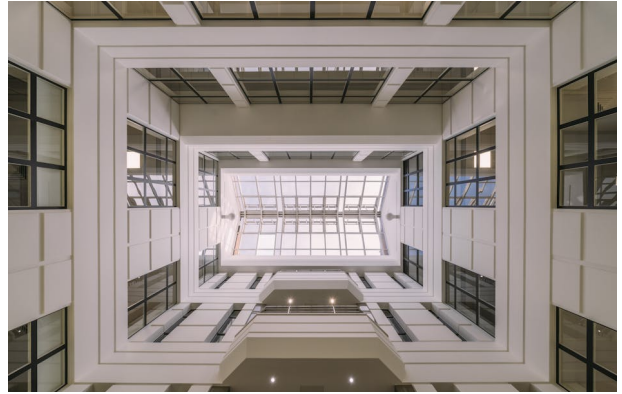
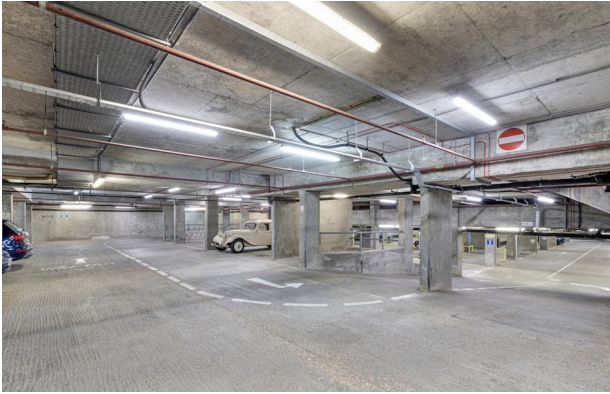
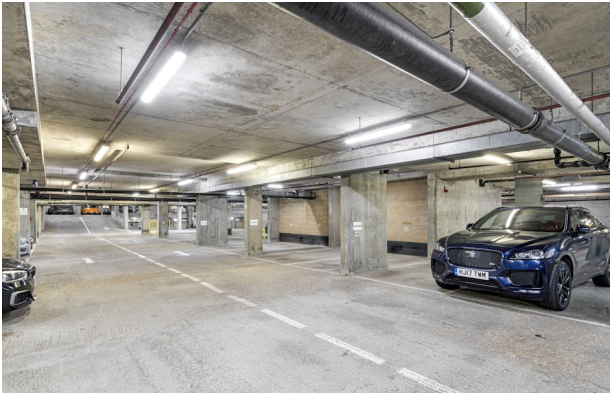
ct@chthomas.com

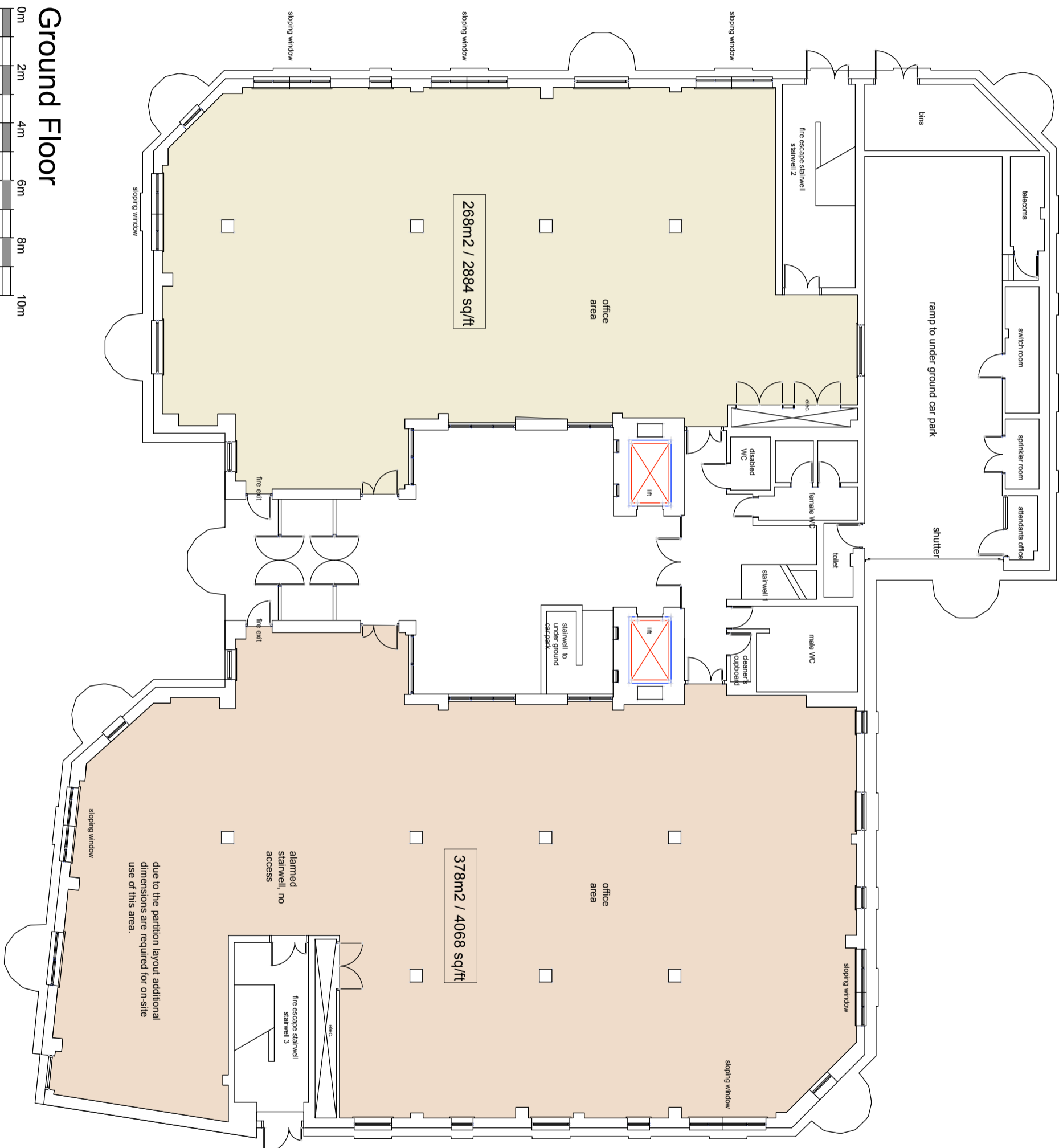
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client **Emory Properties**

project **Reinstatement**

drawing **Existing Plans Ground Floor**

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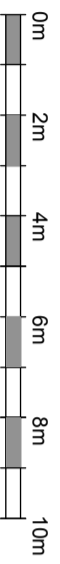
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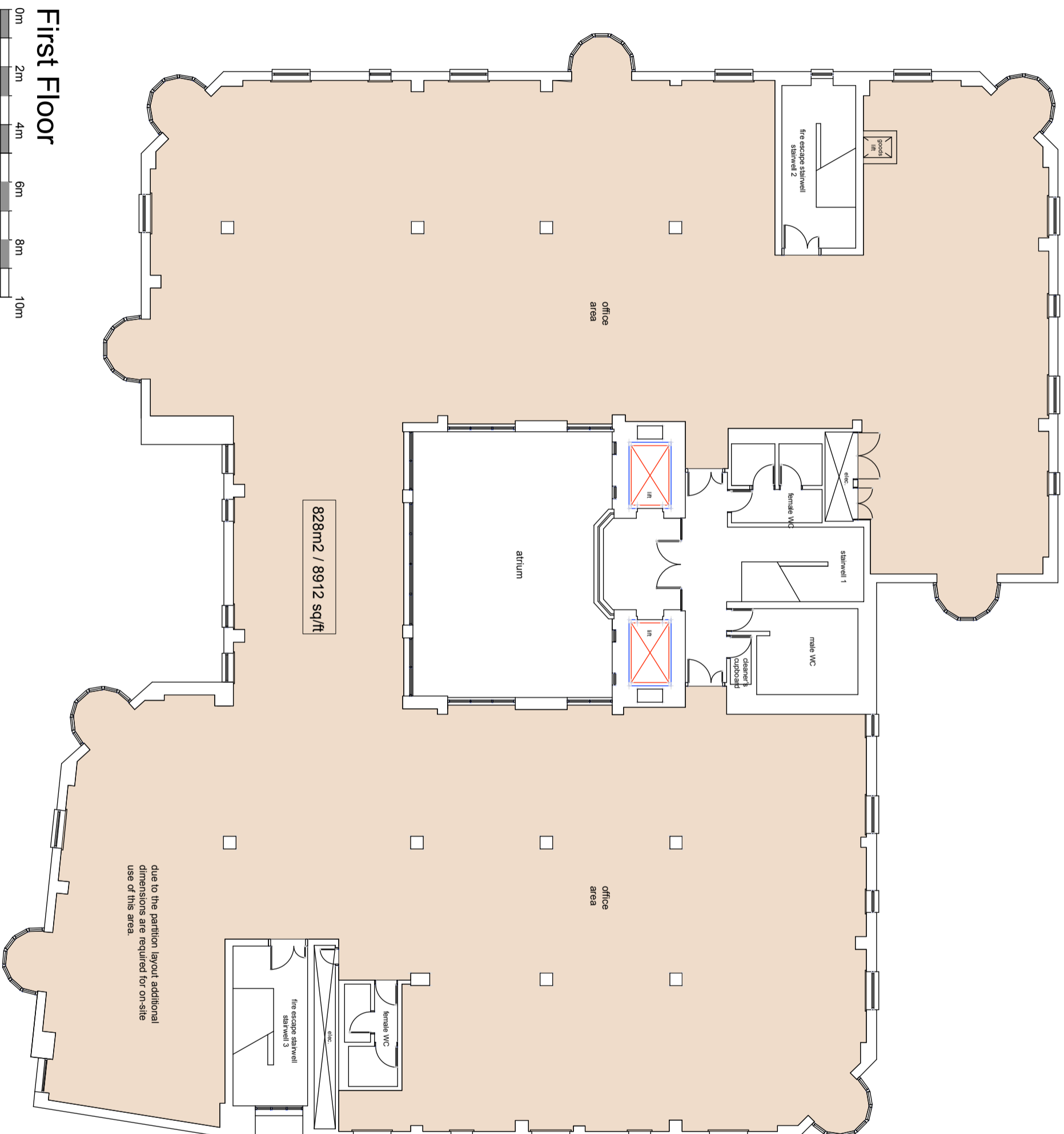
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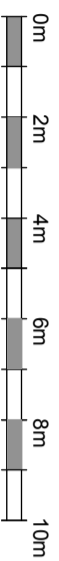
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Ground Floor





First Floor



828m² / 8912 sq/ft

due to the partition layout additional dimensions are required for on-site use of this area.

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client **Emory Properties**

project **Reinstatement**

drawing **Existing Plans First Floor**

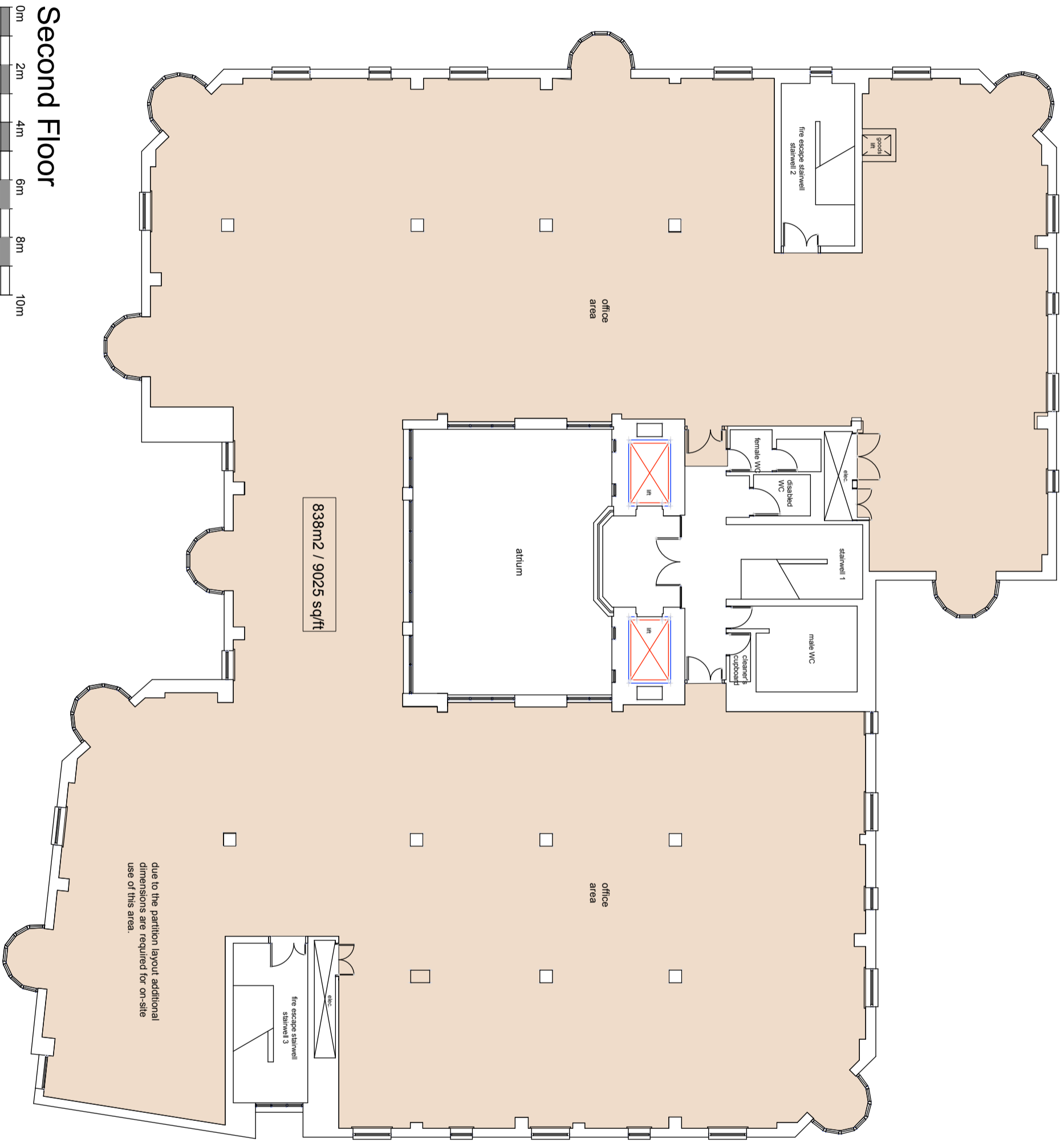
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project **Reinstatement**

drawing **Existing Plans Second Floor**

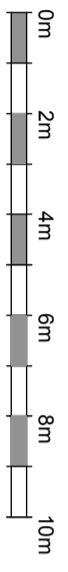
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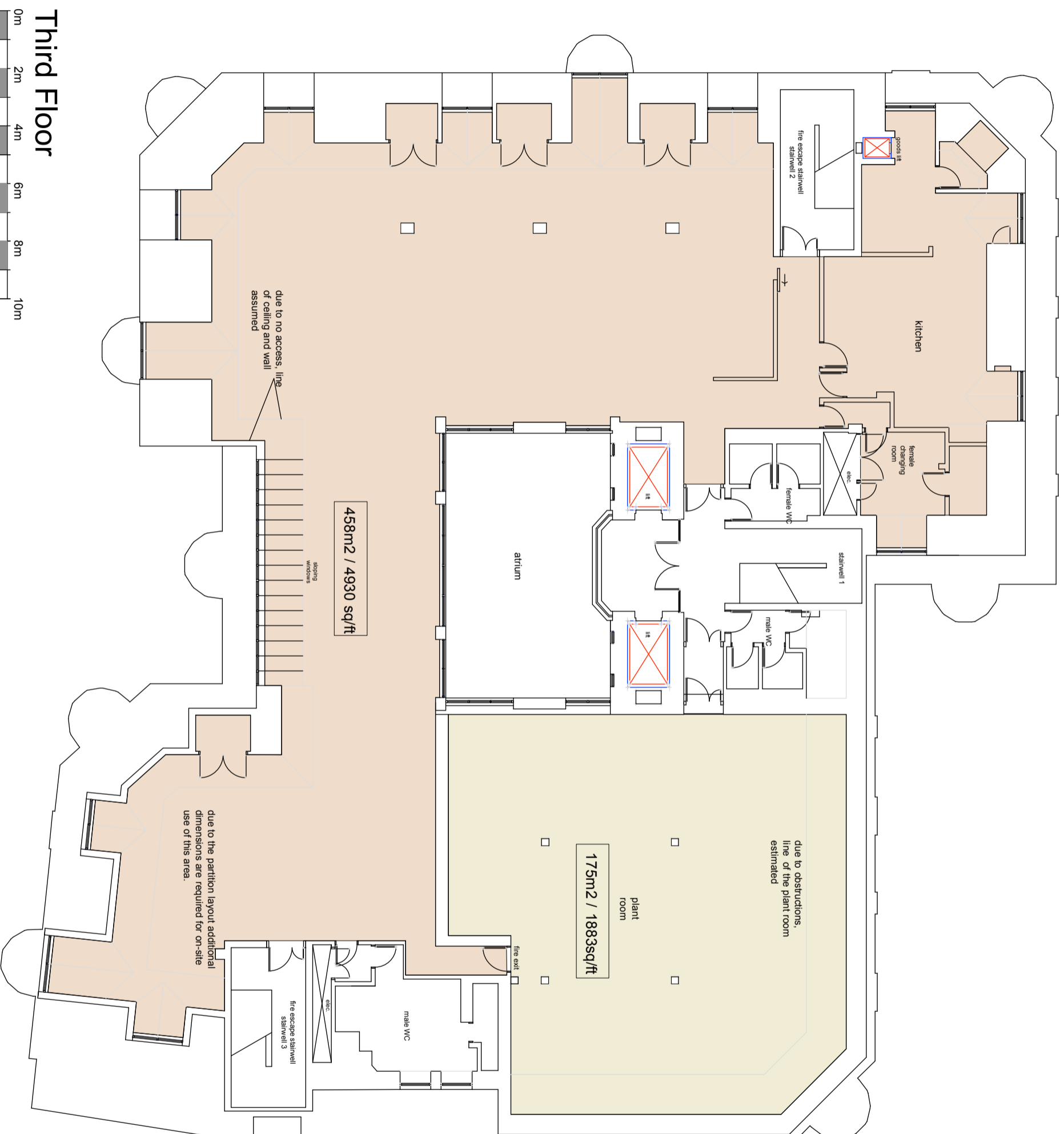


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Second Floor





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client **Emroy Properties**

project **Reinstatement**

drawing **Existing Plans Third Floor**

scale 1:150@A3 date Oct 15 drawn Record

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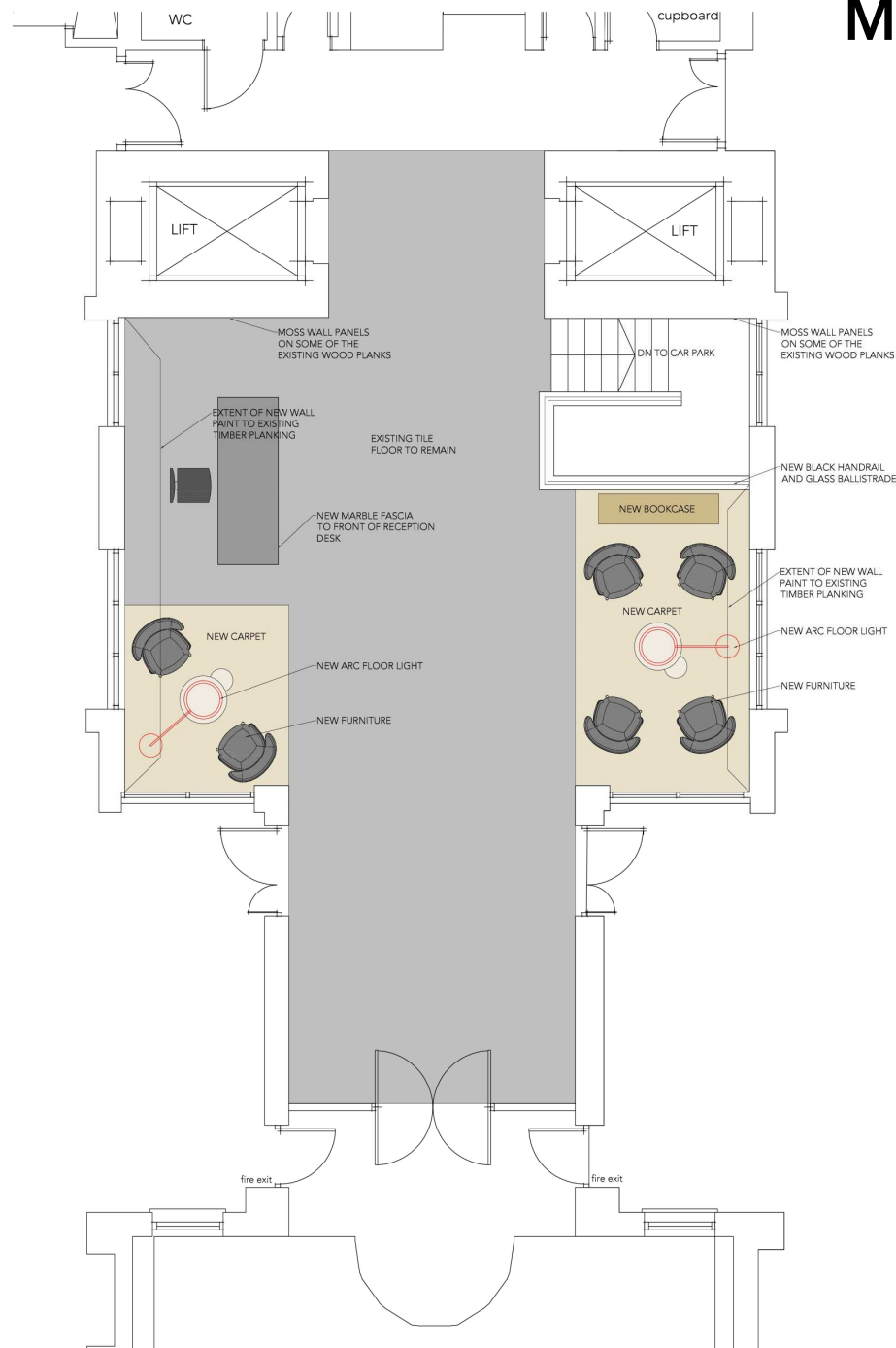
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Third Floor



Morgan House Reception



General layout

Future.

Morgan House Reception



New fascia to reception desk



New feature matt



New accent paint colour to wall



Moss planting on wood planks



New Feature pendent light



New coffee tables



New bookcase unit



New armchairs

Finishes

Future.

Morgan House Reception



Visual 1

Future.

Morgan House Reception



Visual 2

Future.

Morgan House Reception



Visual 3

Future.