



## 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.

<b>Available Size</b>	2,884 to 4,930 sq ft / 267.93 to 458.01 sq m
<b>Rent</b>	£35.00 per sq ft subject to lease length and financial status
<b>Service Charge</b>	£16.50 per sq ft for guidance, excluding utilities
<b>Rates Payable</b>	£12.61 per sq ft based on a 2018 valuation for guidance
<b>EPC Rating</b>	C (58)

### KEY POINTS

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

# Morgan House, Madeira Walk, Windsor, SL4 1EP

## 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

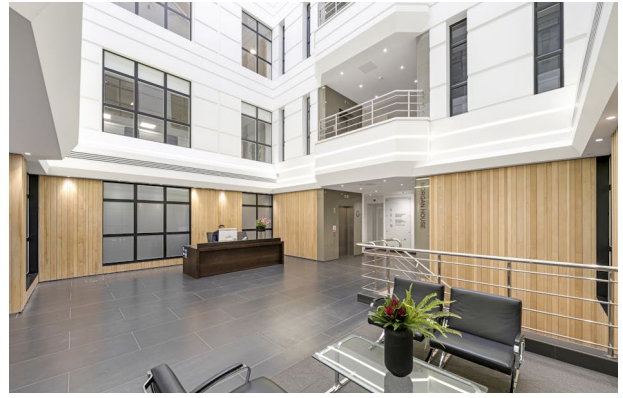
**Christopher Thomas**

01753 839390 | 07770 768342

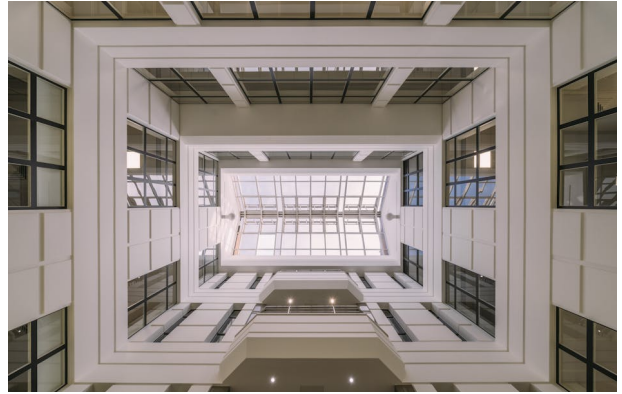
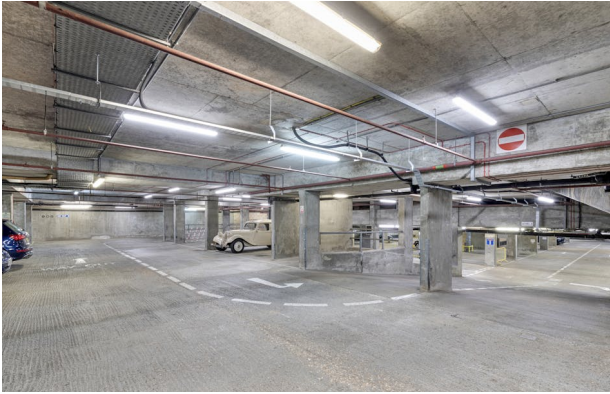
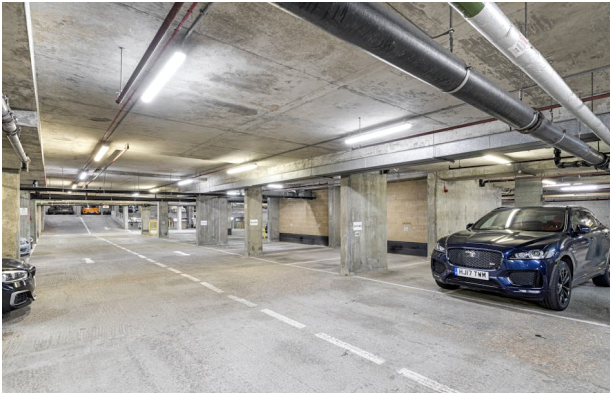
ct@chthomas.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 17/05/2024

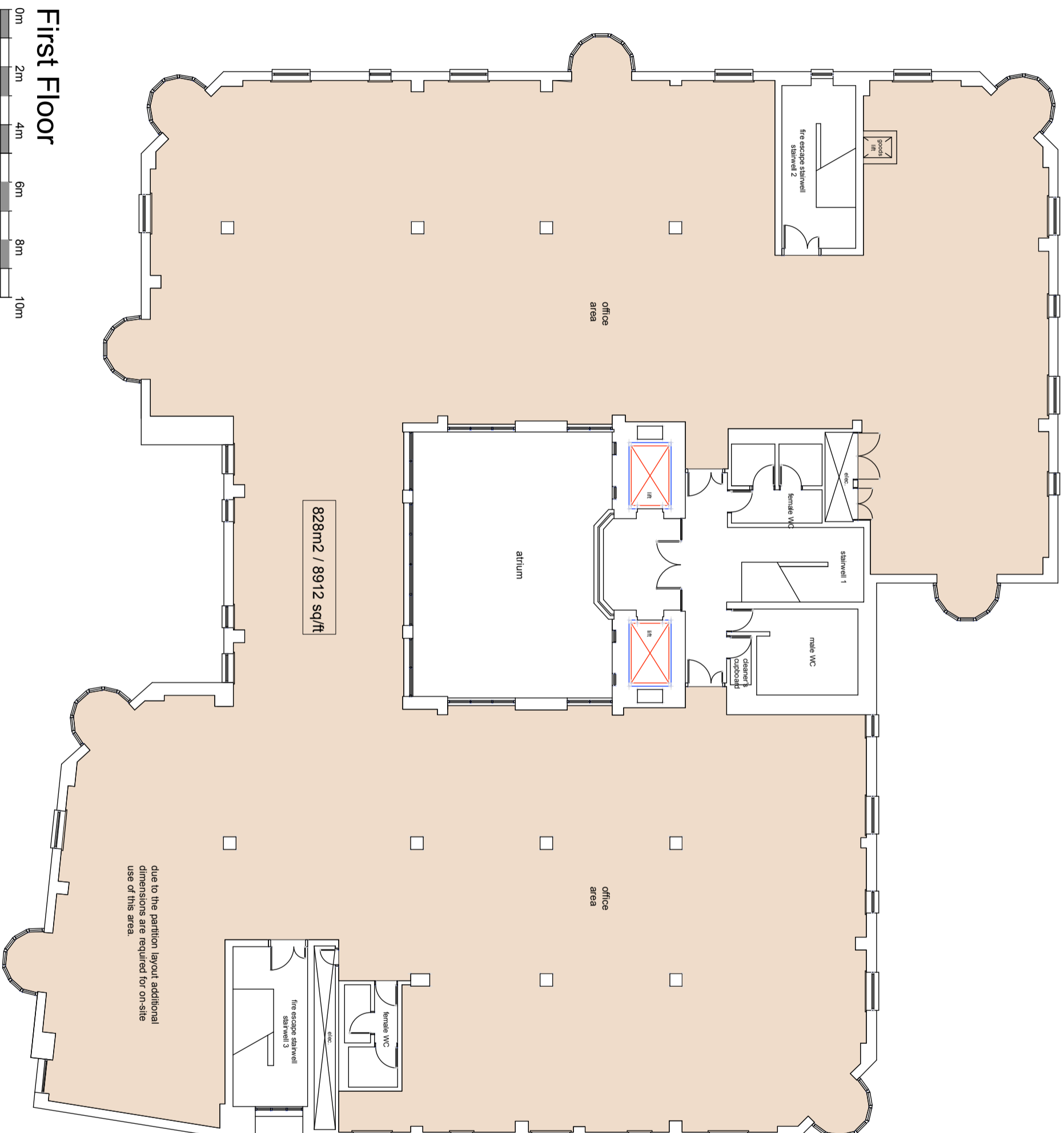




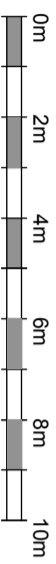








# First Floor



828m<sup>2</sup> / 8912 sq/ft

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

rev.	date

These drawings should be approved by local Authority  
No dimensions to be scaled from this drawing. All dimensions to be checked on site. Dimensions are given in metres and feet. Use metric or imperial units as permitted by the Axom Solutions Ltd.

client **Emory Properties**

project **Reinstatement**

drawing **Existing Plans First Floor**

scale 1:150@A3 date Oct 15 drawn Record

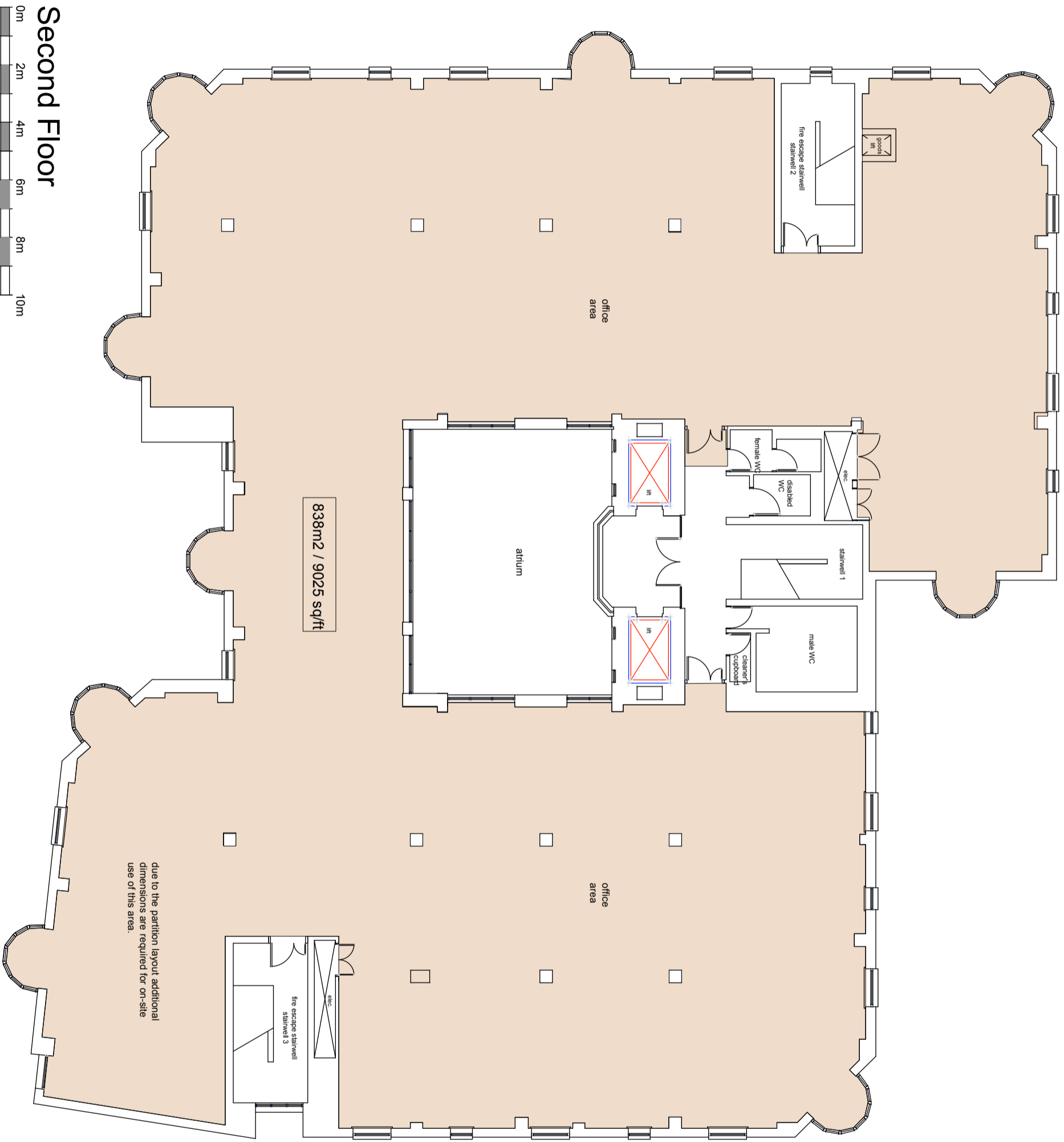
# axiom

axiom solutions limited  
www.axiomsolutionsltd.com  
email:enquiries@axiomsolutionsltd.com

15 / 505 / 200

rev.





rev.	date

These drawings should be approved by local Authority  
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing's copyright and should not be reproduced without the permission of the Axiom Solutions Ltd.

client **Emroy Properties**

project **Reinstatement**

drawing **Existing Plans Second Floor**

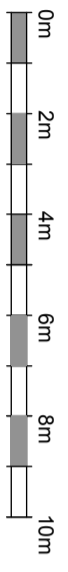
scale **1:150@A3** date **Oct 15** drawn **Record**

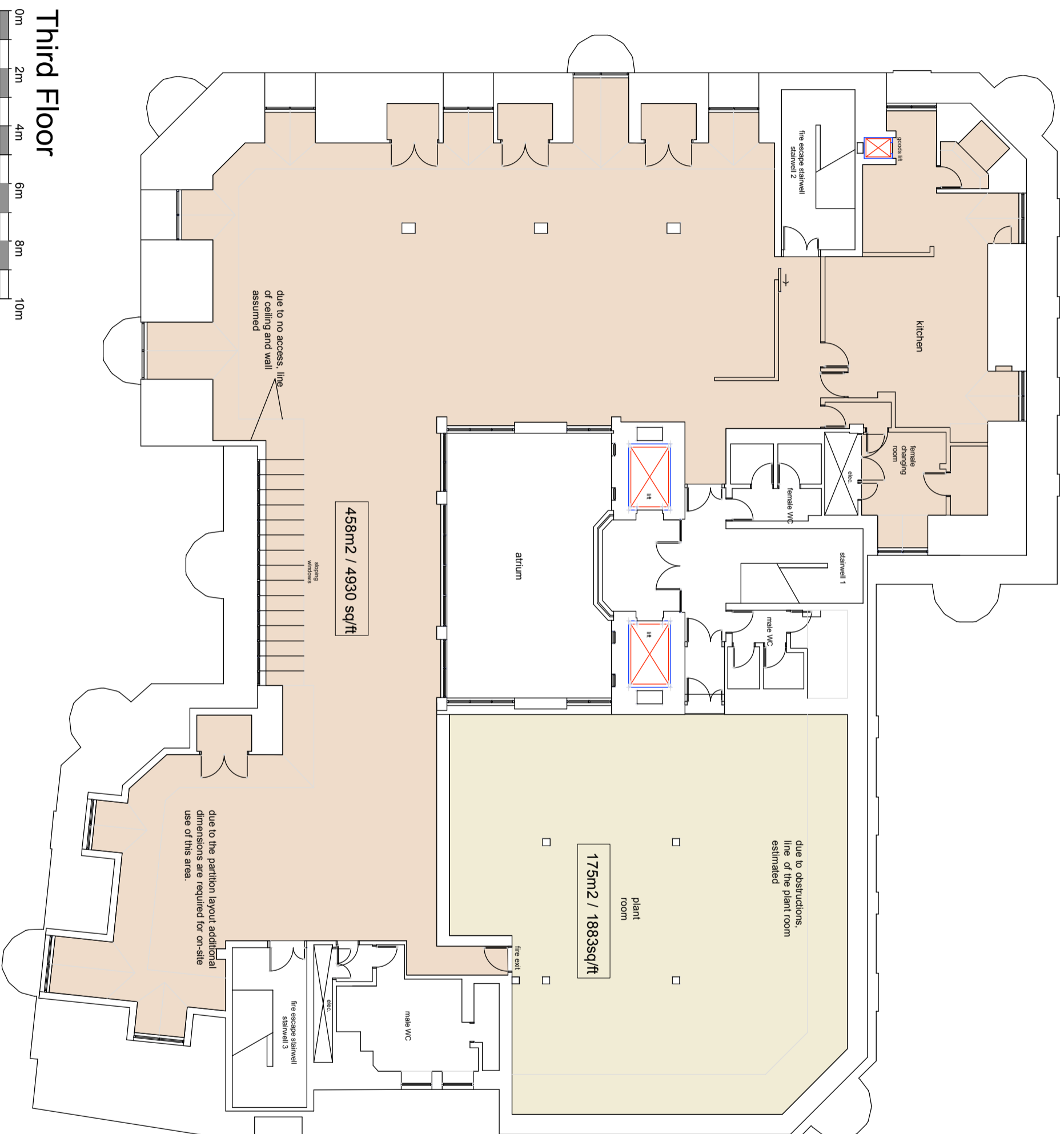


axiom solutions limited  
www.axiomsolutionsltd.com  
email: enquiries@axiomsolutionsltd.com

15 / 505 / 300 rev.

# Second Floor





# Third Floor



rev.	date

These drawings should be approved by local Authority  
 No dimensions to be scaled from this drawing. All dimensions to be checked on site. No dimensions to be scaled from this drawing. All dimensions to be checked on permission of the Axiom Solutions Ltd.

client **Emroy Properties**

project **Reinstatement**

drawing **Existing Plans Third Floor**

scale 1:150@A3 date Oct 15 drawn Record

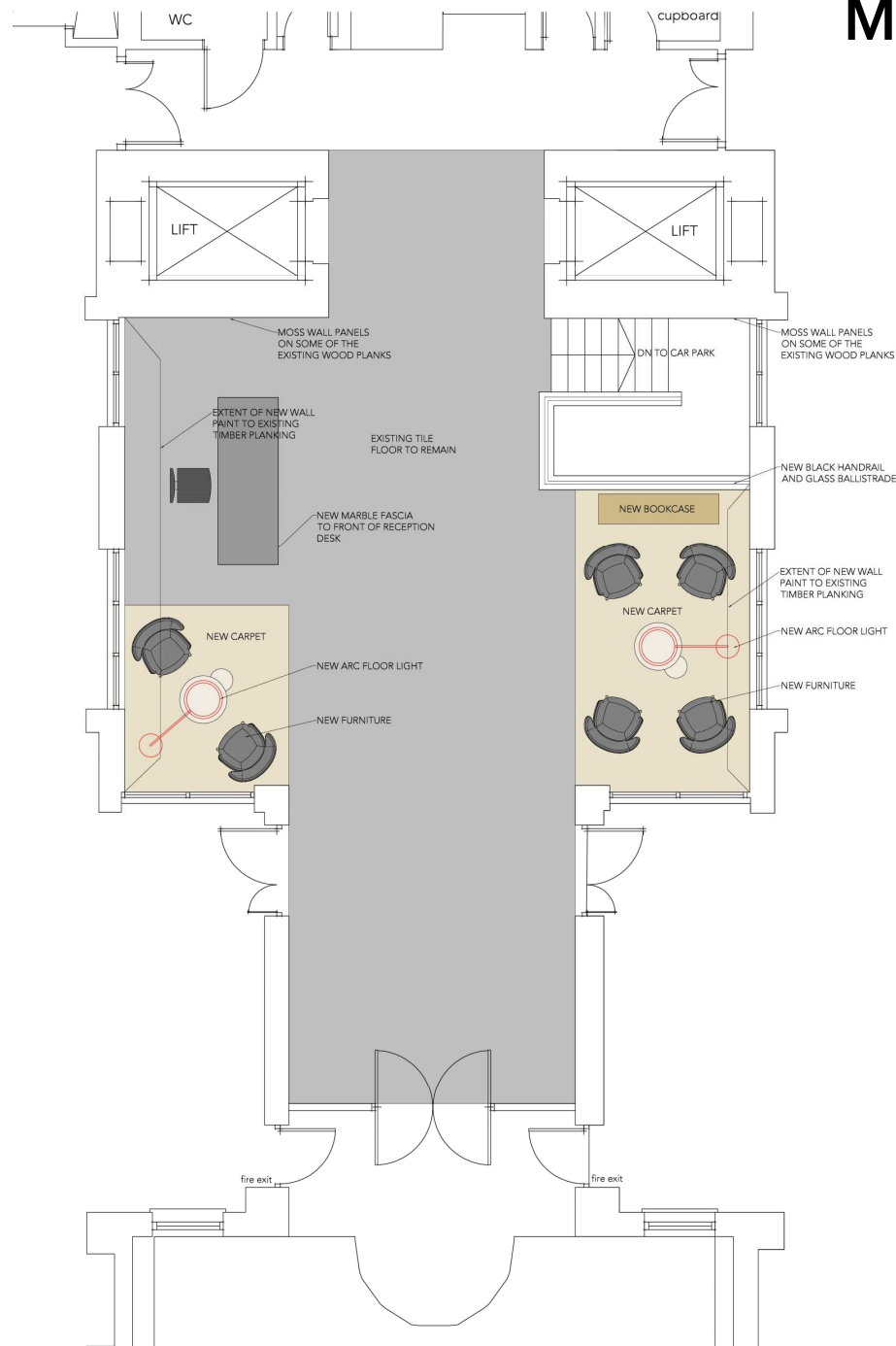


axiom solutions limited  
 www.axiomsolutionsltd.com  
 email: enquiries@axiomsolutionsltd.com

15 / 505 / 400

rev.

# 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.