

# 67 Alma road

WINDSOR SL4 3HD



Prestigious new office pre-let or pre-sale scheme totalling 106,000 sq ft in a premium Windsor location



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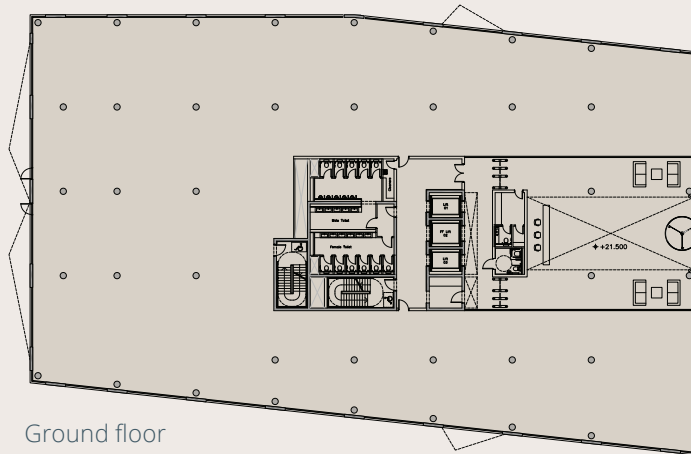
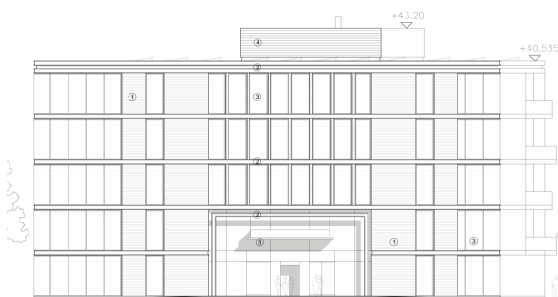
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67 Alma Road is located within easy reach of the centre of the historic royal town of Windsor with its excellent range of shops, restaurants, cafes and pubs.

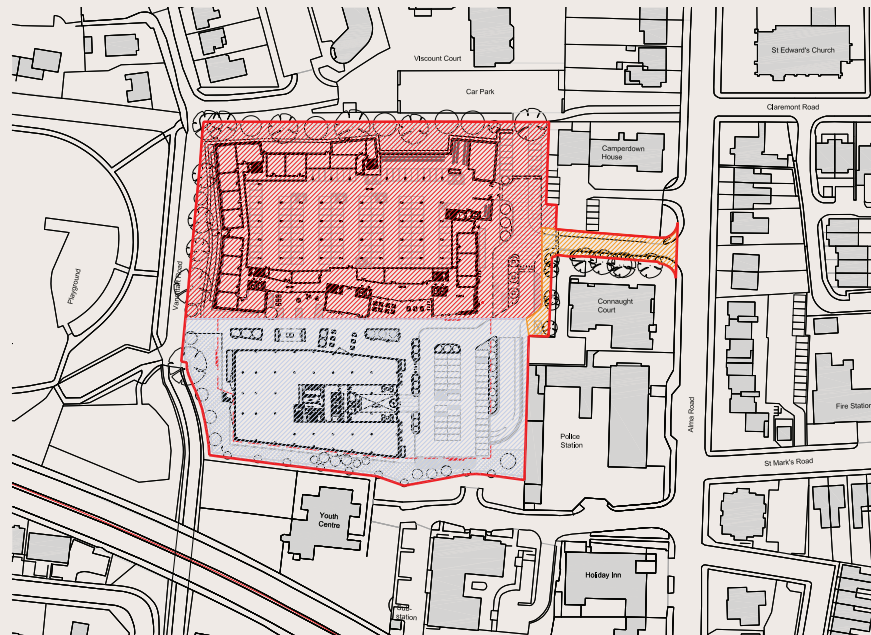
## Introduction

The Former Imperial House Site (67 Alma Road, Windsor SL4 3HD) provides a unique opportunity for the freehold purchase or a pre-let or pre-sale of an imposing office scheme over ground and four upper floors totalling 106,000 sq ft.

The recently secured planning consent for 217 Build to Rent units alongside a 106,000 ft<sup>2</sup> net office building together with associated car parking delivers an excellent, oven ready, mixed use scheme in a market which is fundamentally undersupplied for both residential and commercial space.



Ground floor



The site is very well located with direct connections to the M4 (J6) approximately 1.5 miles to the north providing access to the M25 to the east, London and all major arterial road networks.

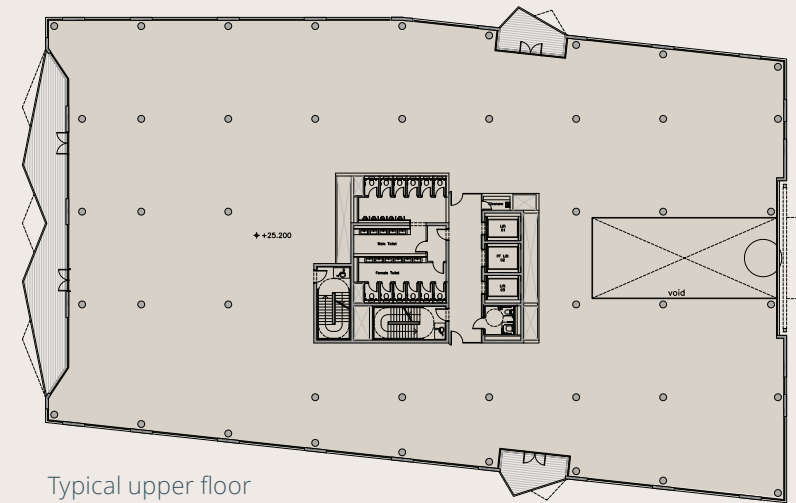


A prestigious town centre, Windsor is best known for its royal heritage and array of tourist attractions, shops, bars and restaurants

## Site Location

The site is very well located with direct connections to the M4 (J6) approximately 1.5 miles to the north providing access to the M25 to the east, London and all major arterial road networks.

Access to Windsor town centre is excellent, being less than 0.5 miles. There is also extensive national rail connectivity via Windsor and Eton Central railway station (Windsor spur to Slough giving access to Paddington, Reading and The Elizabeth Line) within 10 minutes' walk of the site (0.7 miles). A second station, Windsor and Eton Riverside is within 15 minutes' walk (0.9 miles) giving direct access to London Waterloo, Clapham Junction and Staines as well as access via Staines to Guildford and Reading. Rail access to Heathrow Airport is available from both Windsor stations and to the national rail network.



Typical upper floor

## Opportunity

The consented office block element extends to 16,389 m<sup>2</sup> (176,409 ft<sup>2</sup>) GIA (9,868 m<sup>2</sup> (106,218 ft<sup>2</sup>) NIA) over basement, ground and 4 upper storeys together with surface level car parking (no. 41), further basement car parking (no. 178 – giving total car parking of no.219), cycle parking (no. 94) and service bay. Each floor plate delivers c. 2,000 m<sup>2</sup> (c. 21,100 ft<sup>2</sup>) allowing an array of internal office setups to suit a range of operational businesses.

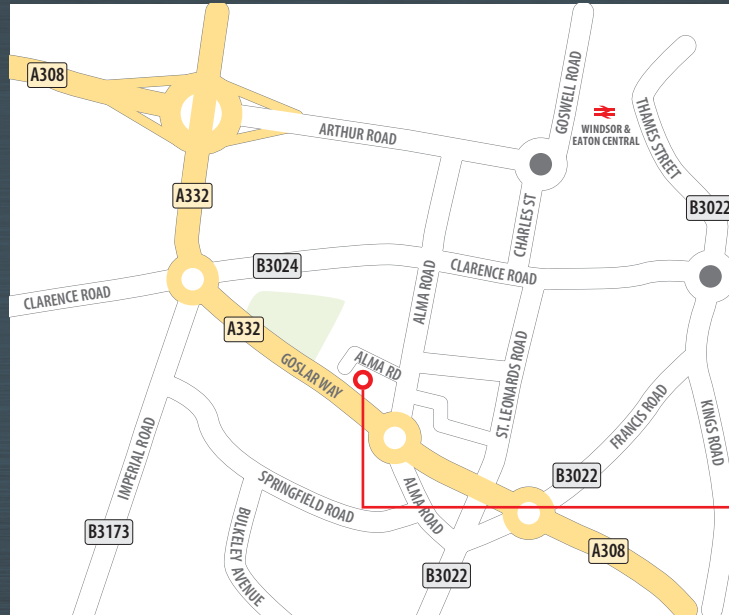
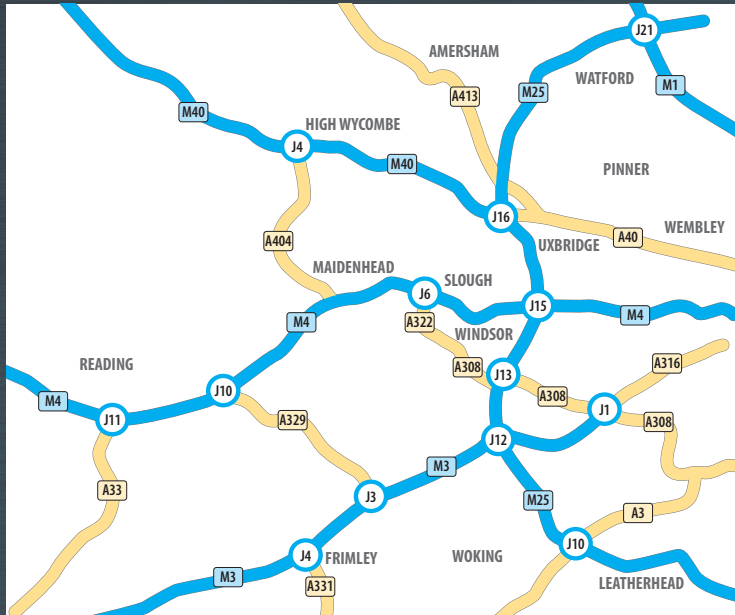
### AREA SCHEDULE

Basement	0 sq m	0 sq ft
Ground Floor	2,042 sq m	21,980 sq ft
First Floor Offices	1,865 sq m	20,075 sq ft
Second Floor Offices	1,987 sq m	21,388 sq ft
Third Floor Offices	1,987 sq m	21,388 sq ft
Fourth Floor Offices	1,987 sq m	21,388 sq ft
<b>TOTAL</b>	<b>9,868 sq m</b>	<b>106,218 sq ft</b>



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## Distances

- Town Centre ▶ 0.5 miles
- Elizabeth Line ▶ 0.7 miles
- Windsor & Eaton Riverside Station ▶ 0.9 miles
- M4 Junction 6 ▶ 1.5 miles
- M25 Junction 13 ▶ 6.7 miles
- Heathrow Airport ▶ 8.4 miles

*All distances are approximate.*



## Pre-Let and Pre-Sale Opportunities

Price on Application



## Further Contact and Site Visits

JLL are acting as sole agents for NFUM.



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024

[www.67almaroad.co.uk](http://www.67almaroad.co.uk)