



To Let / For Sale

Available detailed consented planning permission for mixed use residential and a commercial office scheme totalling 106,000 sq ft.

- Planning Consent Granted
- Drone Video of the Site Available on application
- 176 car parking spaces for office scheme
- Secure cycle store for 94 bicycles
- Potential 106,000 sq ft office building

67 Alma Road

Windsor, SL4 3HD

4.60 Acres

1.86 Hectares

Reference: #39446

67 Alma Road

Windsor, SL4 3HD



Summary

Available Size	4.60 Acres / 1.86 Hectares
EPC	EPC exempt - No building present

Description

A full detailed planning permission was secured in May 2019 (Planning Ref. 18/00095/FULL) for 217 BTR residential apartments (Use Class C3), including a café (Use Class A3) measuring 1,500 ft², car and cycle parking and a five storey office building to provide 106,000 ft² NIA of office space (Use Class B1), together with ground level and basement car and cycle parking. The residential consent has no affordable units.

The office consent is subject to a pre-let. There are currently no buildings on the site.

Location

Set back off Alma Road and backing on to Vansittart Recreation Ground.

Accommodation

Name	sq ft	sq m	Availability
Ground	21,980	2,042.01	Coming Soon
1st	20,075	1,865.03	Coming Soon
2nd	21,388	1,987.01	Coming Soon
3rd	21,388	1,987.01	Coming Soon
4th	21,388	1,987.01	Coming Soon

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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

67 Alma road

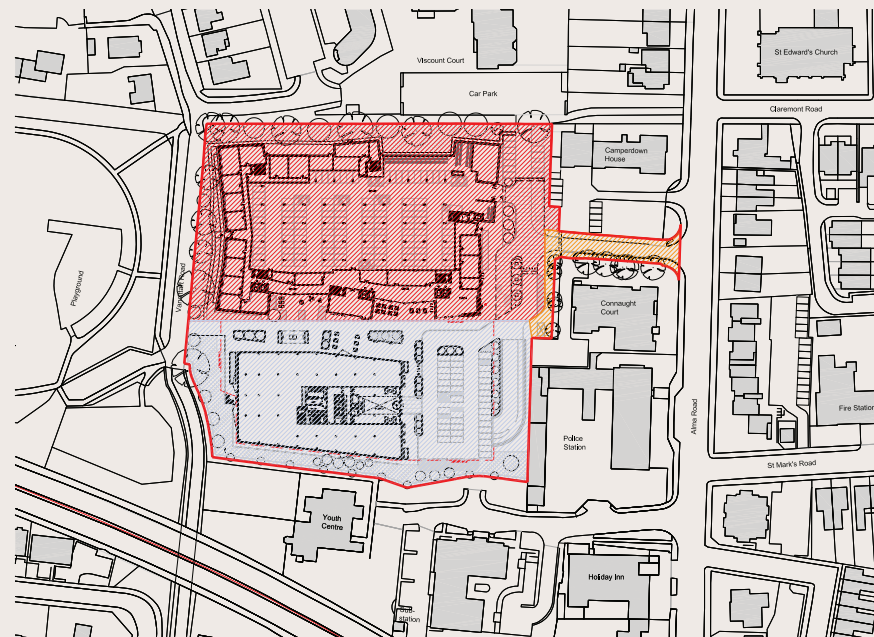
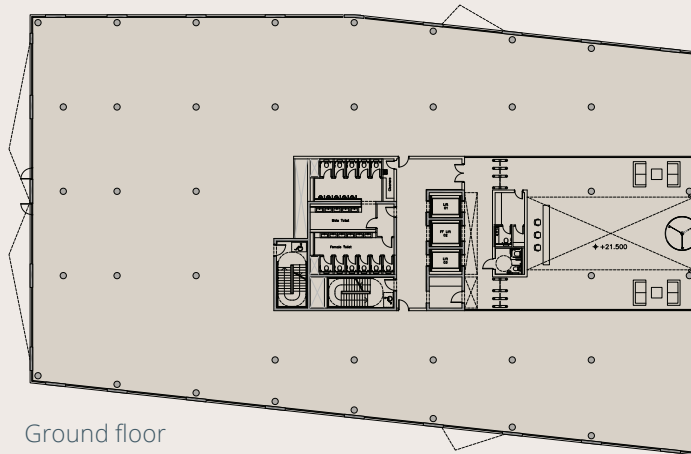
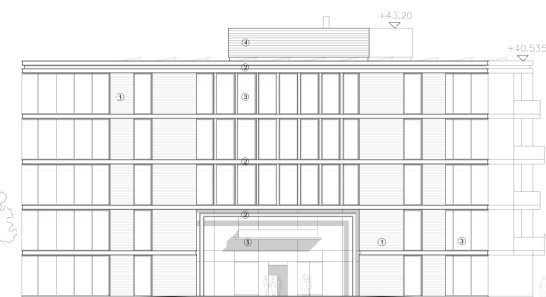
WINDSOR SL4 3HD

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 ft² 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.



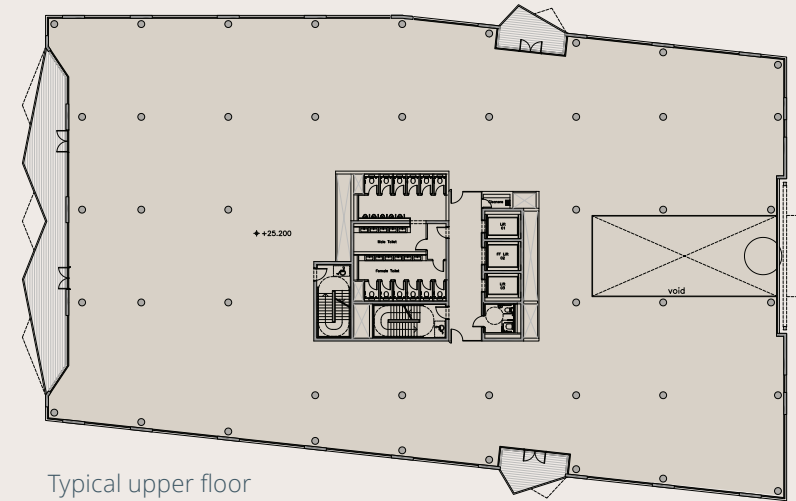
The site is very well located with direct connections to the M4 (J6) approximately 1.5 miles to the north providing access to the M25 to the east, London and all major arterial road networks.

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

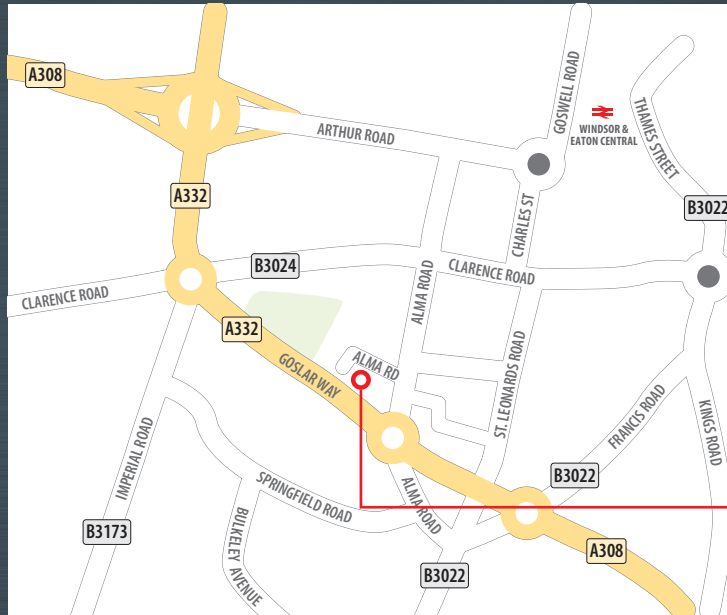
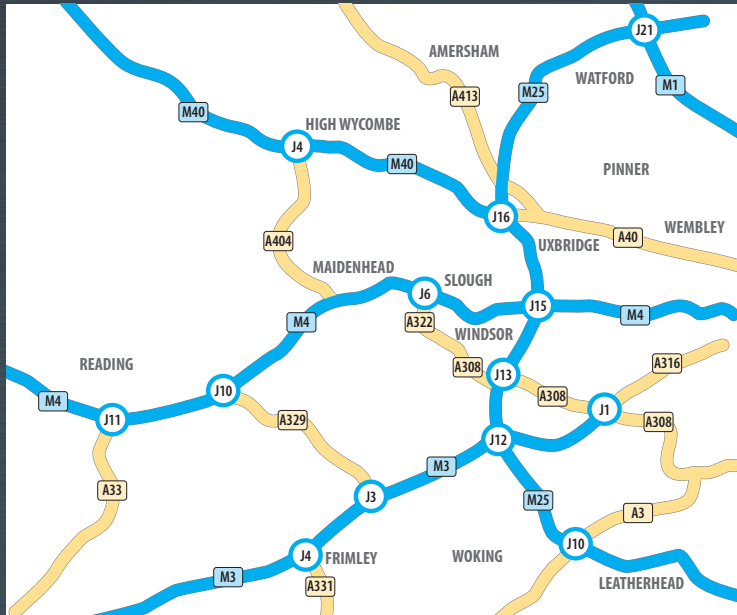
The consented office block element extends to 16,389 m² (176,409 ft²) GIA (9,868 m² (106,218 ft²) NIA) over basement, ground and 4 upper storeys together with surface level car parking (no. 41), further basement car parking (no. 178 – giving total car parking of no.219), cycle parking (no. 94) and service bay. Each floor plate delivers c. 2,000 m² (c. 21,100 ft²) 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
TOTAL	9,868 sq m	106,218 sq ft

67 Alma road

WINDSOR SL4 3HD



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



www.67almaroad.co.uk

Further Contact and Site Visits

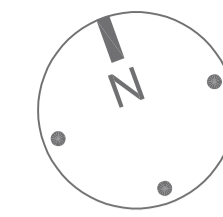
JLL are acting as sole agents for NFUM.



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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

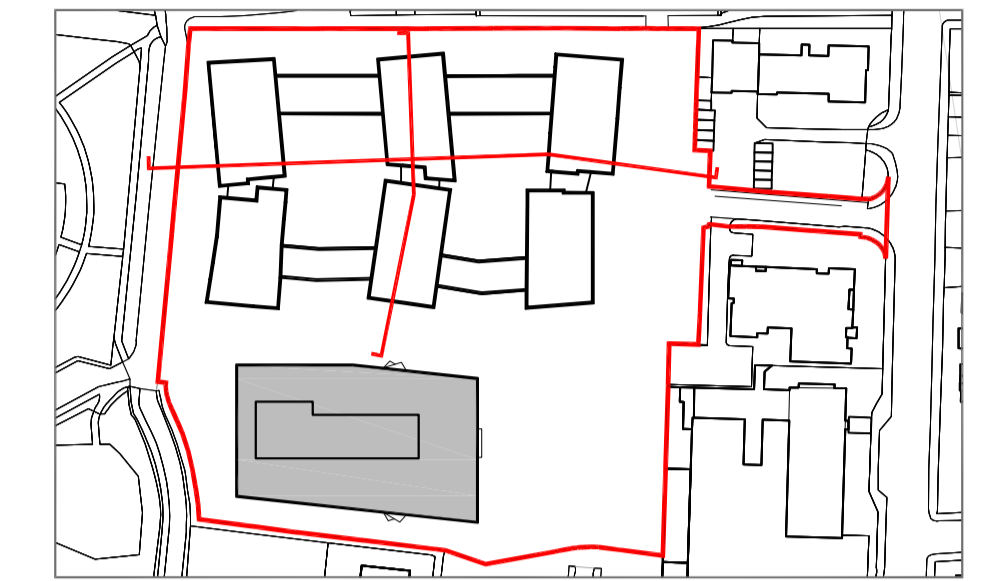


General Notes

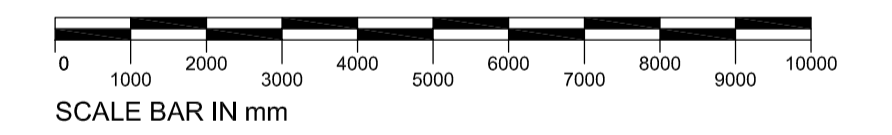
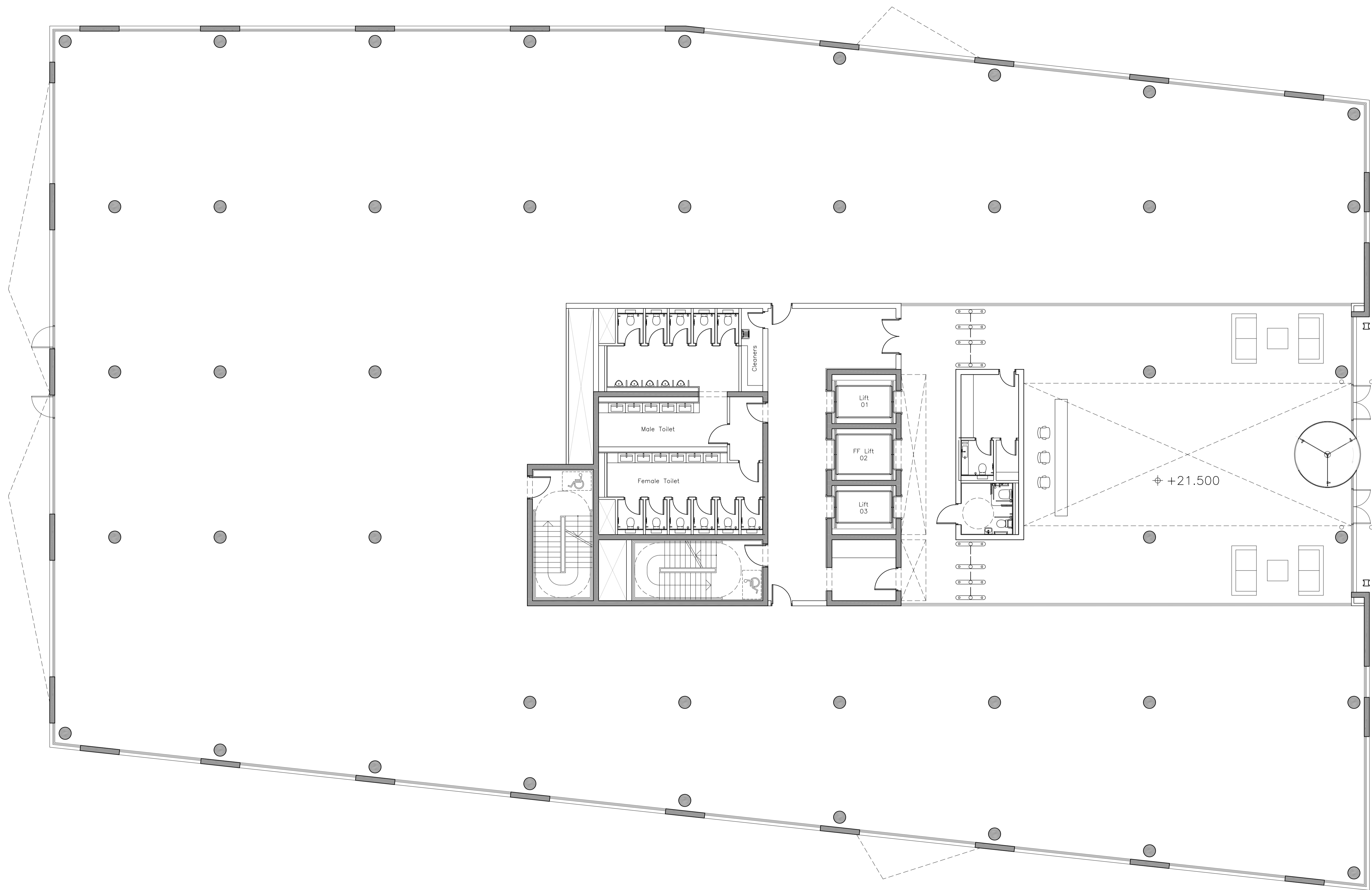
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Key Plan



Notes



PL	ISSUED FOR PLANNING	20.12.17	PR	CD
REV	NOTES	DATE	BY	AUTH

DARLING ASSOCIATES ARCHITECTS

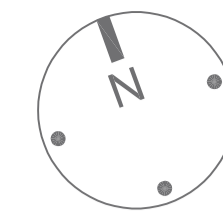
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DRAWING STATUS

Planning

TITLE		
Office Building - Ground Floor Plan - Proposed		
PROJECT		
Alma Road, Windsor		
SCALE AT A1:	SCALE AT A3:	
1:100	1:200	
JOB NO.	DRAWING	REV
15002	(03)-O-P-0G0	PL

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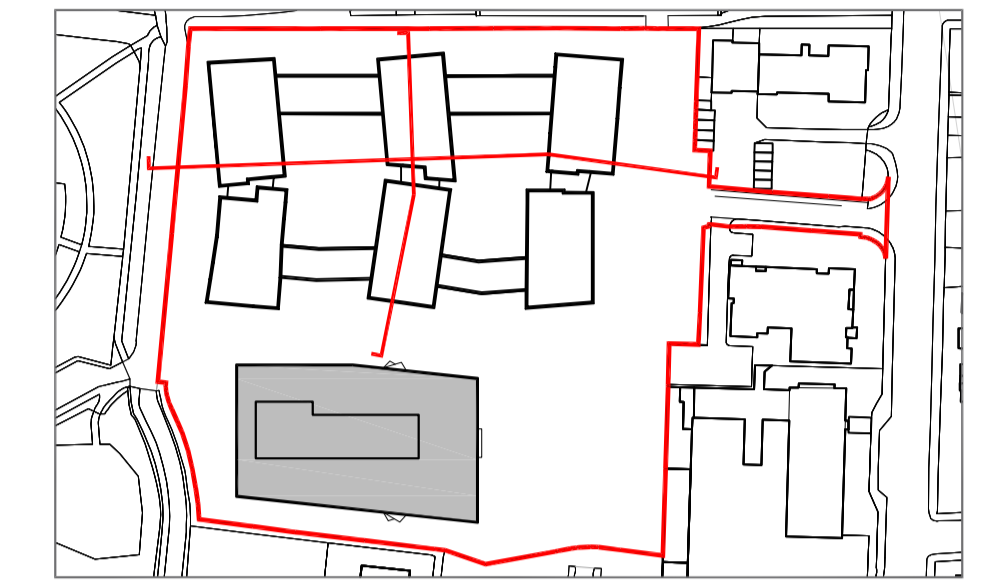


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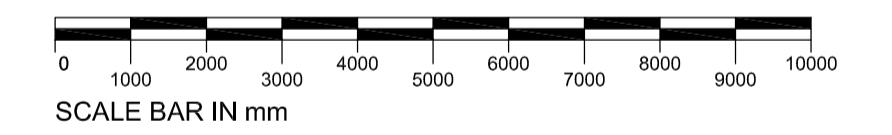
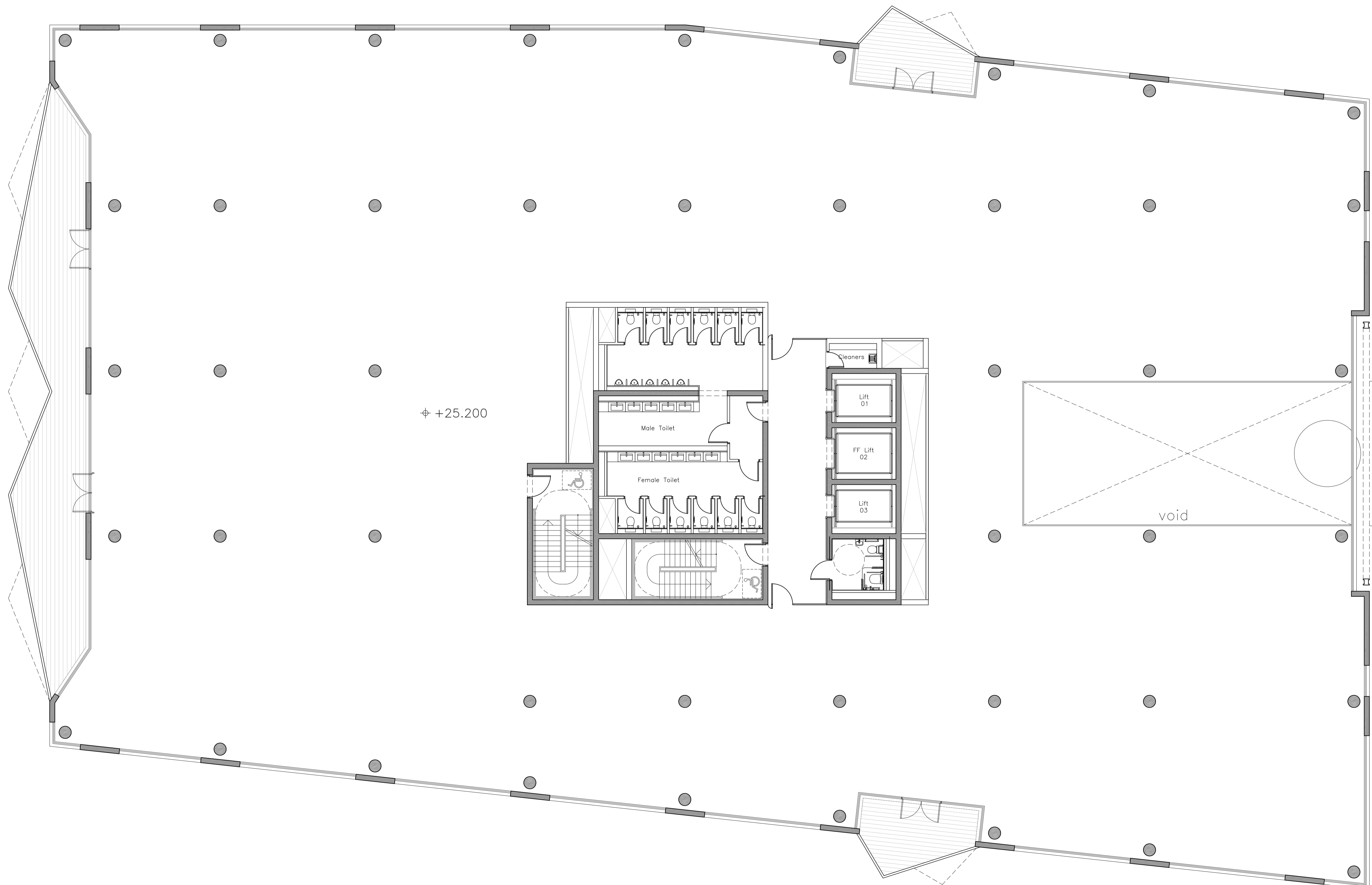
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DRAWING STATUS
Planning

TITLE
Office Building First Floor Plan - Proposed

PROJECT
Alma Road, Windsor

SCALE AT A1: SCALE AT A3:
1:100 1:200

JOB NO.	DRAWING	REV
15002	(03)-O-P-001	PL

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