



To Let

Windsor Business Quarter

- Targeting BREEAM 'Excellent' and EPC B Rating
- Managed, secure environment
- 495 on-site secure car parking spaces providing a ratio of 1:489 sq ft net
- On-site cafe with high quality public realm amenity areas
- Flexible infrastructure to allow tenant to tailor M&E solution

Windsor Business Quarter

67 Alma Road, Windsor, SL4 3HD

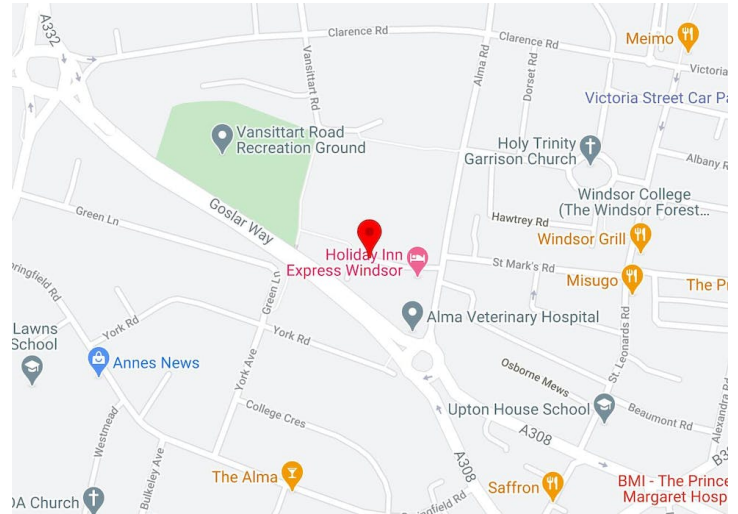
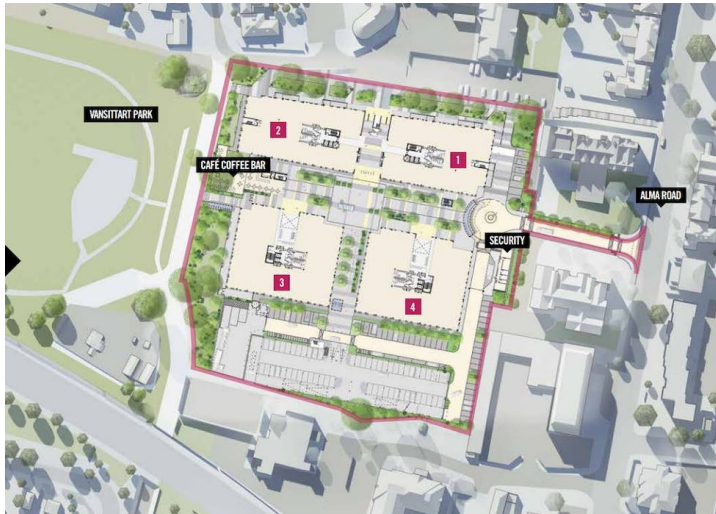
47,287 to 242,279 sq ft

4,393.11 to 22,508.46 sq m

Reference: #18304

Windsor Business Quarter

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Summary

Available Size	47,287 to 242,279 sq ft / 4,393.11 to 22,508.46 sq m
Rent	Rent on Application
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

- Windsor Business Quarter (WBQ) will be a state-of-the-art, urban business park development in the historic Berkshire town of Windsor.
- For the first time, Windsor will have an outstanding office complex able to attract the very best employers, who in turn can offer their employees a workplace they will love.
- Sympathetic in design to its environment and central location, WBQ aims to bring economic prosperity to the town, encourage social inclusion for residents and be an inspirational place to go to work.
- Conveniently located locally, enviably located nationally and strategically located globally, WBQ and Windsor are a perfect match.

Location

An outstanding headquarters office location, situated at the edge of the town centre of Royal Windsor and set in a mature landscape setting overlooking Vansittart Recreation Ground.

The scheme is a 6 minute walk from Windsor Town centre and only 3 miles to Junction 6 of the M4.

Windsor's two stations are a short walk away or via a dedicated shuttle bus, serve Paddington and Waterloo with an approximate journey time of 30 minutes to Paddington and 50 minutes to London Waterloo.

Accommodation

Revised planning application submitted for mixed use scheme to include 100,000 sq ft office building over five floors.

Floor/Unit	Description	sq ft	Availability
Ground	Building 1	47,287	Coming Soon
Ground	Building 2	49,181	Coming Soon
Ground	Building 3	72,905	Coming Soon
Ground	Building 4	72,906	Coming Soon
Total		242,279	

Specification

- Targeting BREEAM 'Excellent' and EPC B Rating
- Managed, secure environment
- M&E/ WC provision designed for an occupation of up to 1 person per 8 sqm
- Flexible infrastructure to allow tenant to tailor M&E solution
- LED office lighting and other low carbon energy initiatives
- 495 on-site secure car parking spaces providing a ratio of 1:489 sq ft net
- On-site café with high quality public realm amenity areas
- 2800 mm finished floor to ceiling height
- 150 mm full access raised floors
- 1500 mm internal planning grid