

Nº 1
WINDSOR
ROYAL

Nº 1

WINDSOR ROYAL

60,000 sq ft of
outstanding HQ
offices in the
heart of Windsor.



CONNECTIONS

By Car

Central London

1 hour

Slough

10 minutes

Reading

35 minutes

Heathrow 

21 minutes

By Train



London Paddington

30 minutes

Bond Street

38 minutes

Reading

32 minutes

Maidenhead

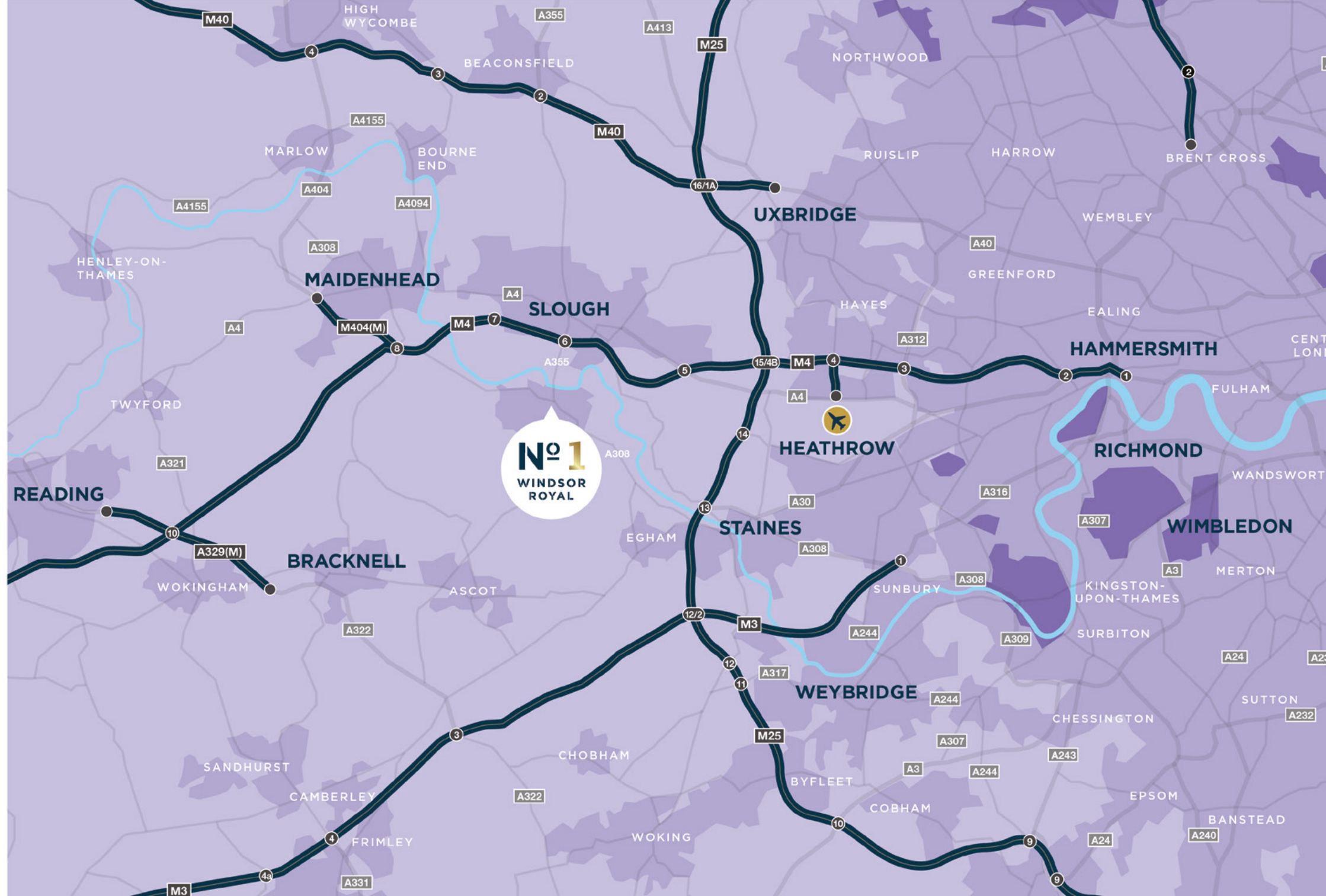
16 minutes

Richmond

34 minutes

Clapham Junction

46 minutes





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ABOUT **WINDSOR**

Windsor oozes culture and heritage
in picturesque surroundings.

Home of Windsor Castle, the oldest and
largest occupied castle in the world.

Windsor Great Park, with its 4,800 acres,
on the doorstep.

Close to Heathrow airport and less
than an hour from London.

Easy access from major motorways and by train.

20+ restaurants/cafes within Windsor Royal.

Windsor Castle



Yards Shopping



Windsor Royal Station



St George's Chapel



Daniel Department Store



Station Shopping



Windsor Castle Green



Heidi



The Long Walk



River Thames



ABOUT WINDSOR ROYAL

Windsor Royal comprises the former Windsor Yards and Windsor Royal Station and includes over 600,000 sq ft of retail, cafes, restaurants, hotels and leisure facilities. The amenity rich environment has recently secured pre-lets with Everyman Cinema, StayCity Aparthotel and Travelodge to further enhance the scheme.

No.1 Windsor Royal has consent for 60,000 sq ft of offices and will be a landmark building and an integral part of the new environment.

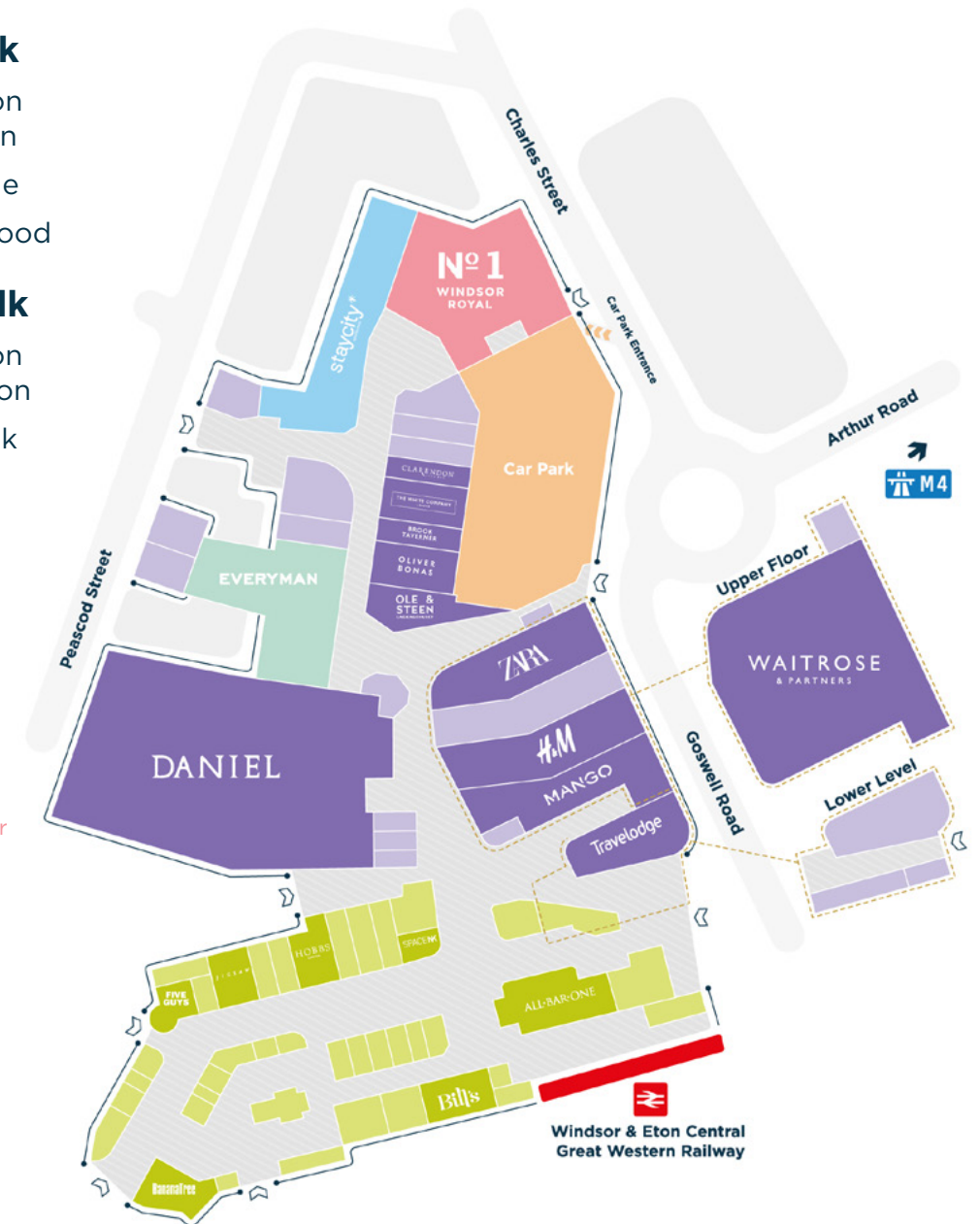
5 mins walk

Windsor & Eton
Central Station
Windsor Castle
Shopping and Food

10 mins walk

Windsor & Eton
Riverside Station
The Long Walk

- KEY**
- No.1 Windsor Royal
 - Yards Shopping
 - Station Shopping
 - StayCity Aparthotel
 - Everyman Cinema
 - Car Park





OFFICE SPACE

FLOOR IPMS 3 (sq ft)

G
Reception
and Atrium

3,617

G

9,470

1ST

12,908

2ND

12,793

3RD

12,641

4TH

10,307

5TH
Club Room

937

TOTAL 62,673

60 car spaces providing a ratio of c.1:1,000 sq ft on the office areas.

TERRACES

FLOOR IPMS 3 (sq ft)

G

2,291

4TH

582

5TH

1,580

TOTAL 4,453

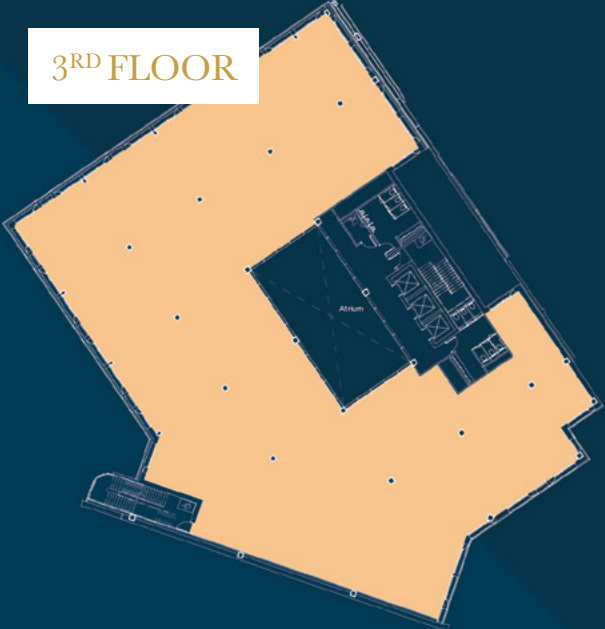


FLOOR
PLANS

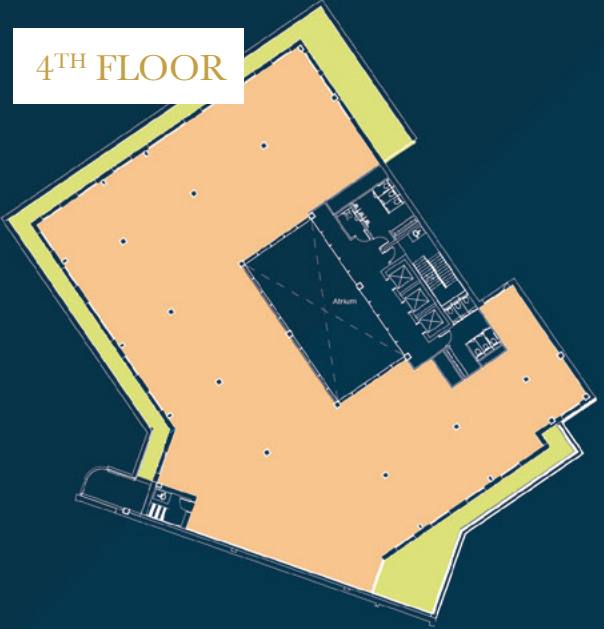
GROUND
FLOOR



3RD FLOOR



4TH FLOOR



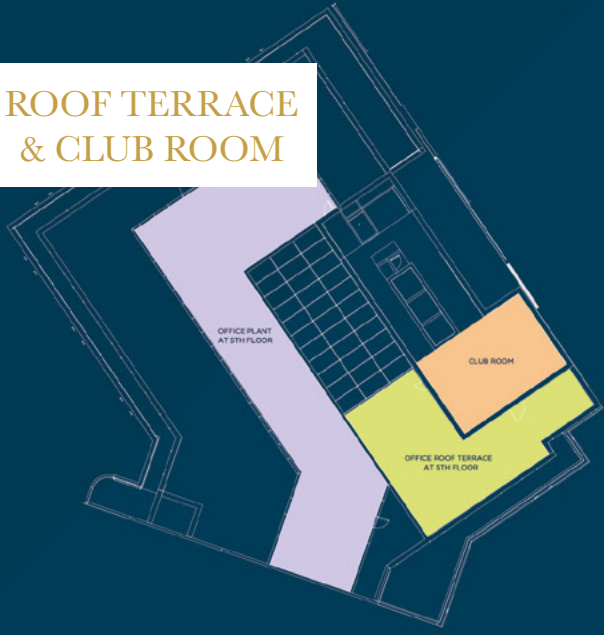
1ST FLOOR



2ND FLOOR



ROOF TERRACE
& CLUB ROOM



RECEPTION



BUSINESS LOUNGE



ATRIUM





Contemporary office fit out with suspended ceiling.



Contemporary office fit out with exposed services.

CLUB ROOM & TERRACE



ABOUT
Nº1
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ROYAL**



Large reception and
full height atrium



Private terraces on
ground and 4th floors



Shared club room and
roof terrace on 5th floor
with direct view of
Windsor Castle



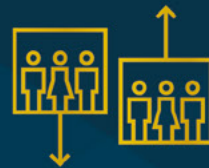
High quality showers,
lockers and changing
facilities to meet BCO
extended target



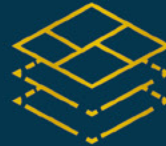
Option of metal
suspended ceilings with
recessed LED lighting
or exposed services



VRF all electric
air conditioning



3 x Passenger lifts



150mm raised floor



Floor to floor height
4200mm on ground,
3750mm on 1st to 5th



Occupancy
density 1:8 sq m



60 car spaces
and 104 cycle spaces



Designed to meet
Net Zero carbon
in operation

BREEAM

Targeting BREEAM
Outstanding



Targeting EPC A

IN GOOD
COMPANY

centrica

IHG HOTELS &
RESORTS

InterSystems
Creative data technology

Neilson

NetApp

Nintendo

Nº1

WINDSOR ROYAL

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