

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

M Maidenhead

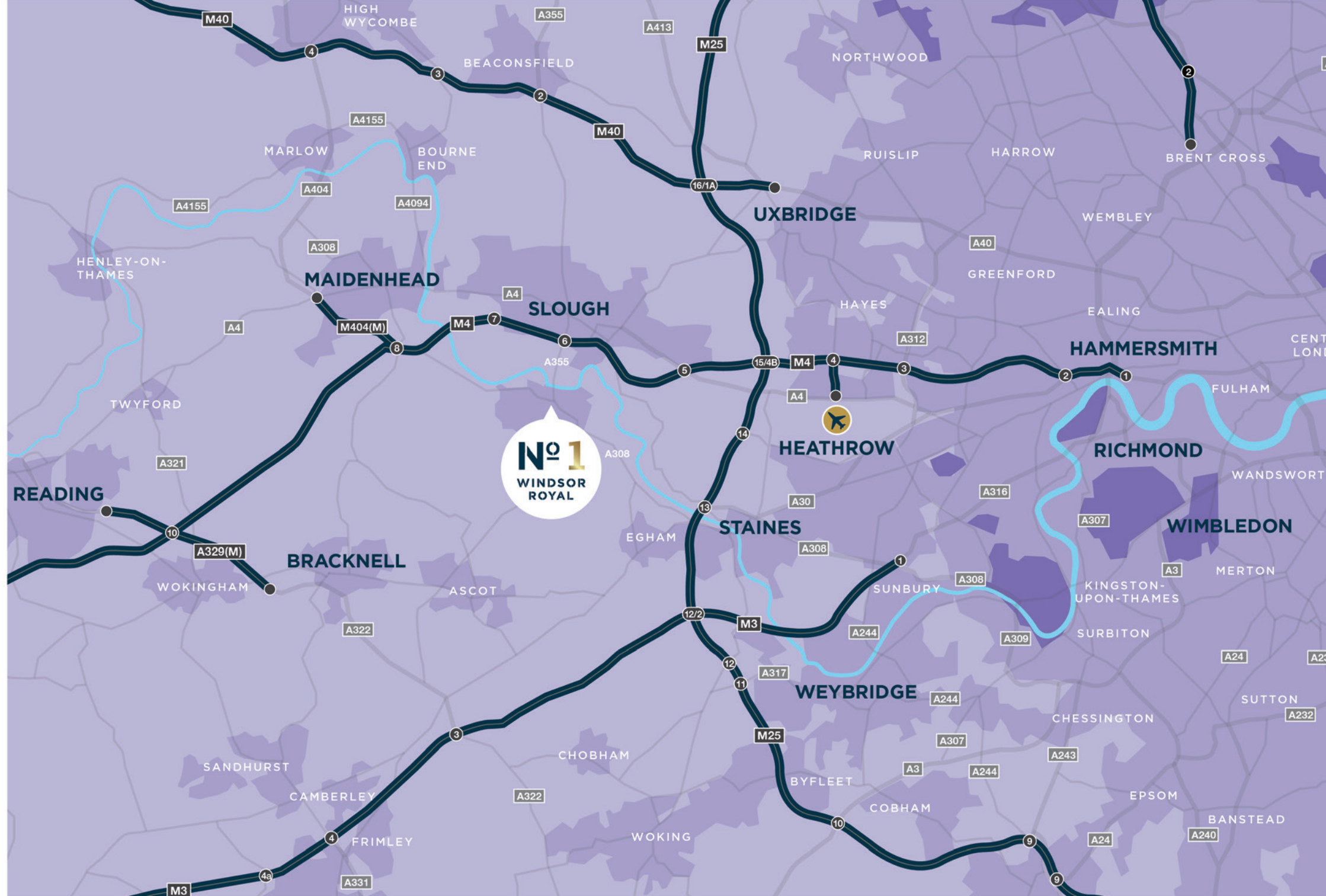
16 minutes

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





Wilde



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

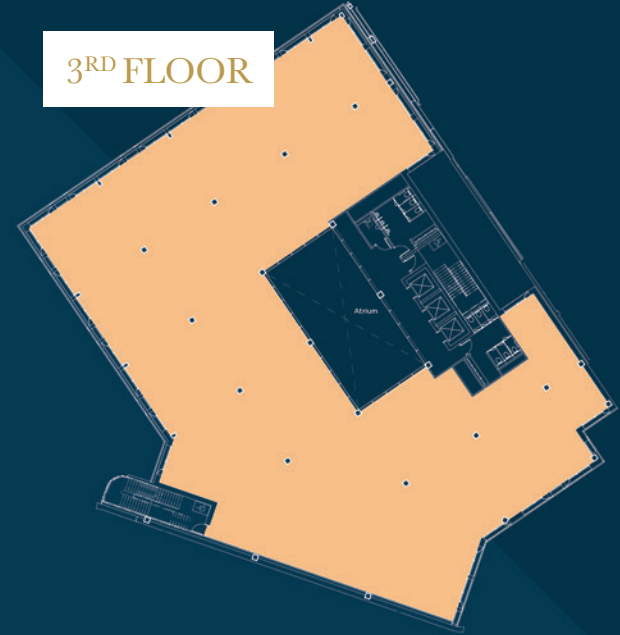


FLOOR PLANS

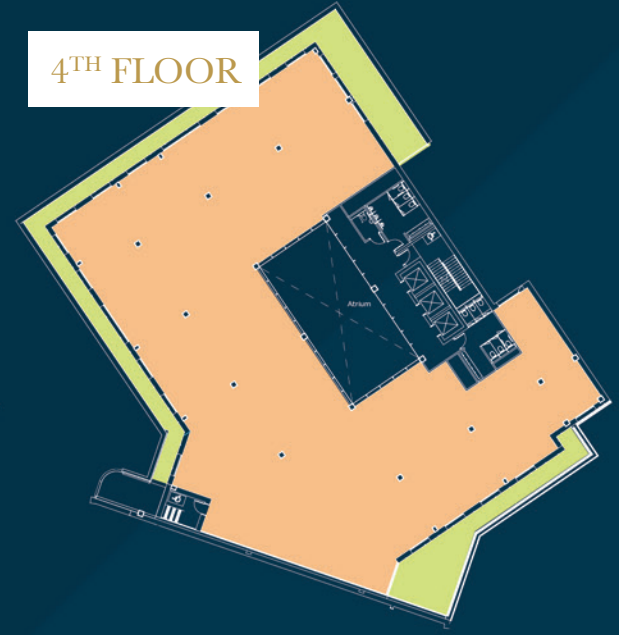
GROUND FLOOR



3RD FLOOR



4TH FLOOR



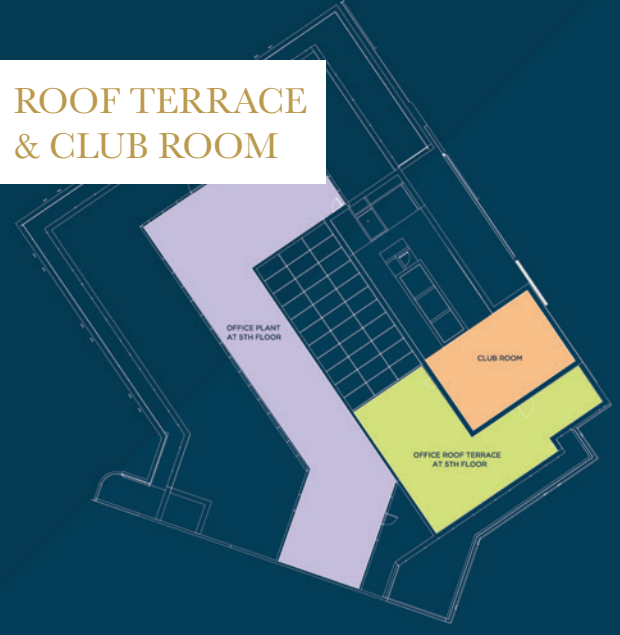
1ST FLOOR



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

Nº 1

WINDSOR ROYAL

bray
fox
smith

Richard Harding

07730 817 019

richardharding@brayfoxsmith.com

Toby Lumsden

07796 444 379

tobylumsden@brayfoxsmith.com



Andrew Willcock

07870 999 628

awillcock@savills.com

Stuart Chambers

07870 999 339

stuart.chambers@savills.com

Architect

tp bennett

Development Manager



Owner



NO1WINDSORROYAL.CO.UK

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