



AVAILABLE
FROM 2020

WINDSOR HOUSE

MILLBROOK WAY, RIVERSIDE PARK, COLNBROOK SL3 0HN



OFFICES TO LET 13,392 SQ FT (1,244 SQ M)

SELF-CONTAINED OFFICE BUILDING WITH 50 CAR PARKING SPACES



SELF-CONTAINED
HEADQUARTERS BUILDING



CLOSE TO HEATHROW
AIRPORT AND M25 (J14)



50 CAR PARKING
SPACES (1:268 SQ FT)



AIR-
CONDITIONING



GROUND FLOOR SUITABLE
FOR A VARIETY OF USES



Windsor House comprises a modern detached headquarters office building, arranged over ground and first floor levels, and benefits from car parking at the ratio of 1:268 sq. ft. net, as well as a roller shutter door with internal packing/ loading area to the rear of the building.



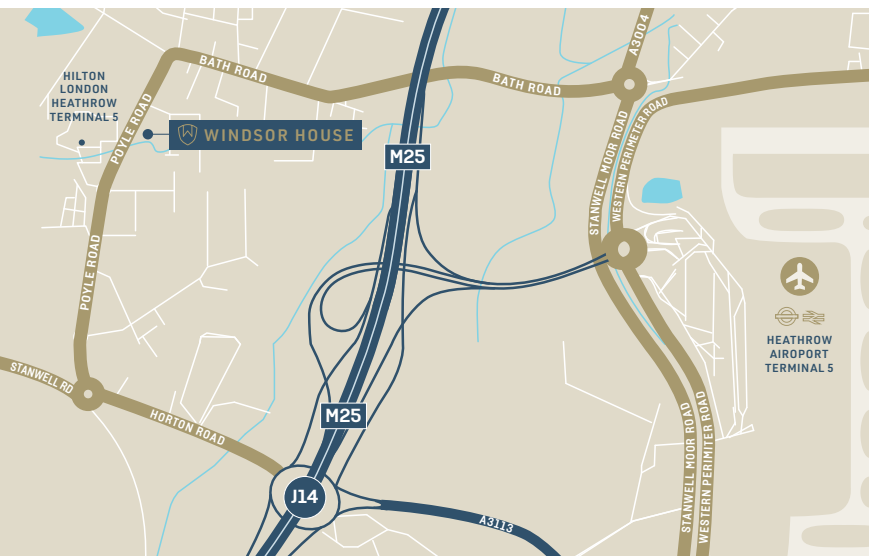
- 🛡️ Detached purpose built headquarters building
- 🛡️ Air-conditioning
- 🛡️ Raised access floors
- 🛡️ Suspended ceilings with PIR recessed lighting
- 🛡️ Loading door to full height of ground floor
- 🛡️ Triple glazed windows
- 🛡️ Cat 5e cabling
- 🛡️ CCTV security system
- 🛡️ Fob operated access control system
- 🛡️ 50 secure car parking spaces (1:268 sq ft)

Accommodation

	SQ M	SQ FT
RECEPTION	32.3	348
GROUND FLOOR	588.3	6,333
FIRST FLOOR	623.5	6,711
TOTAL	1,244.1	13,392

EPC Energy Performance Rating - C- 73

Terms Available on a new lease for a term to be agreed.



Location

Windsor House is located on Riverside Park, accessed from Poyle Road/ Bath Road (A4), a short distance from Heathrow Terminal 5. Both the A4, M4 and Junction 14 of the M25 are within close distance of the property. Heathrow Terminal 5 provides access to the Underground network as well as the Heathrow Express, a fast route into central London. Colnbrook is a well-established business location, being home to numerous corporate occupiers.

- 📍 M25 junction 14 - 1.3 miles
- ✈️ Heathrow Terminal 5 - 3.3 miles
- 📍 Sat Nav: SL3 0HN

For further information or to arrange a viewing contact sole agents



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