

WINDSOR

TRINITY YARD

ST. LEONARDS ROAD
SL4 3BX

RETAIL, CREATIVE
SPACE & STORAGE
UNITS TO LET

152 - 1,285 SQ FT





A RANGE OF OPPORTUNITIES

Located just minutes away from Windsor's world-famous attractions, including Windsor Castle and Legoland, our retail yard space offers a prime location for both locals and tourists.

Home to small independent businesses including The Bike Company, Urbansuite, iD Fitness, Everybody Pilates and Harpers Windsor, you will be surrounded by a network of supportive tenants in this vibrant and affluent town.

THE
BIKE COMPANY

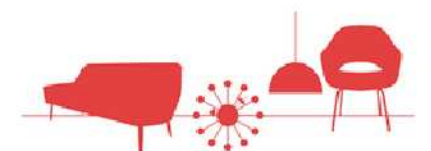
HARPERS

 **EVERYBODY
PILATES**



iD**FITNESS**

**URBAN
SUITE**

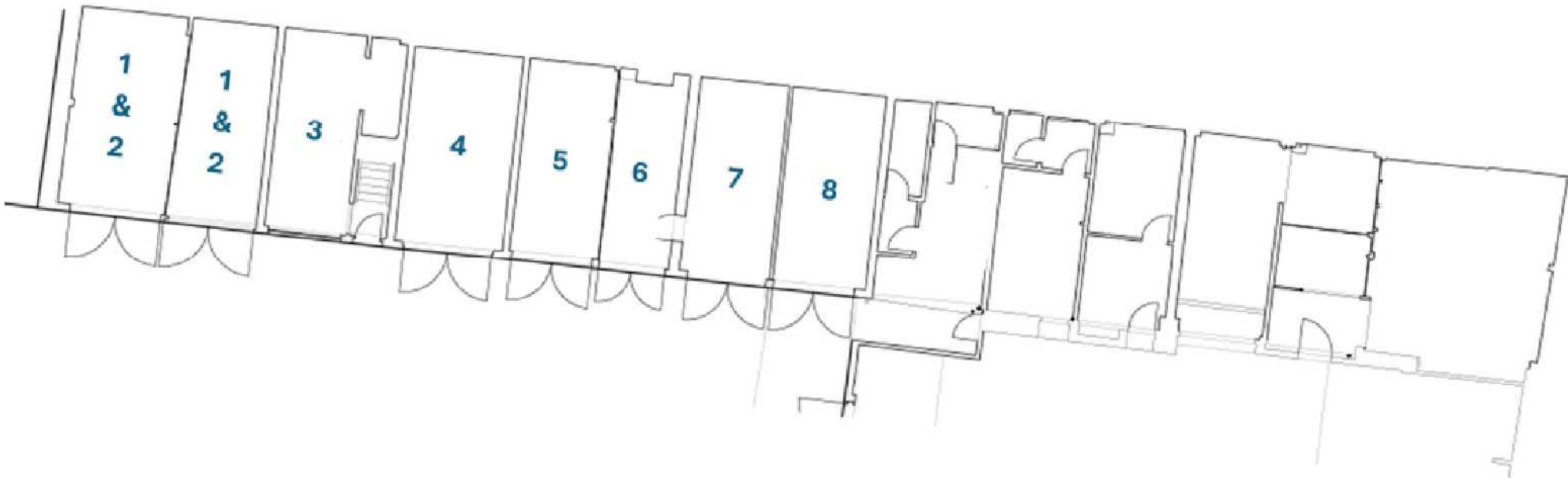


PROPERTY DETAILS

The former garages are being converted into modern, flexible spaces to suit a range of occupier requirements.

UNIT	LEVEL	SQ FT	RENT (P.A.) +VAT
1	Ground	201	Under Offer
2	Ground	172	Under Offer
3	Ground & 1st	855	Let
4	Ground	201	£8,700
5	Ground	175	£8,700
6	Ground	152	£8,700
7	Ground	183	Let
8	Ground	162	Let

FLOOR PLAN



GROUND FLOOR)

WINDSOR VISITORS



20 MINUTE DRIVE TIME CATCHMENT OF 276,000



30 MINUTE DRIVE TIME CATCHMENT OF 966,000



AVERAGE OF 42,300 VISITS PER DAY



113 MINUTE DWELL TIME ON AVERAGE

Data source:
Visitor Insights 1st Jan - 31st Dec 2023

WINDSOR RESIDENTS



WORK FROM HOME 45.9% RESIDENTS WORK FROM HOME (31.5% NATIONALLY)

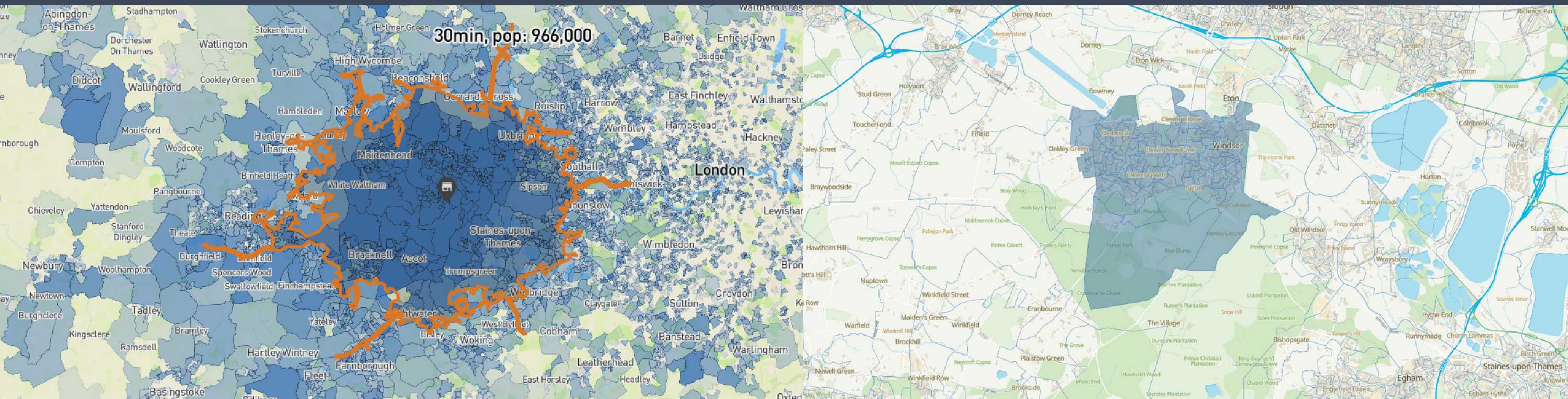


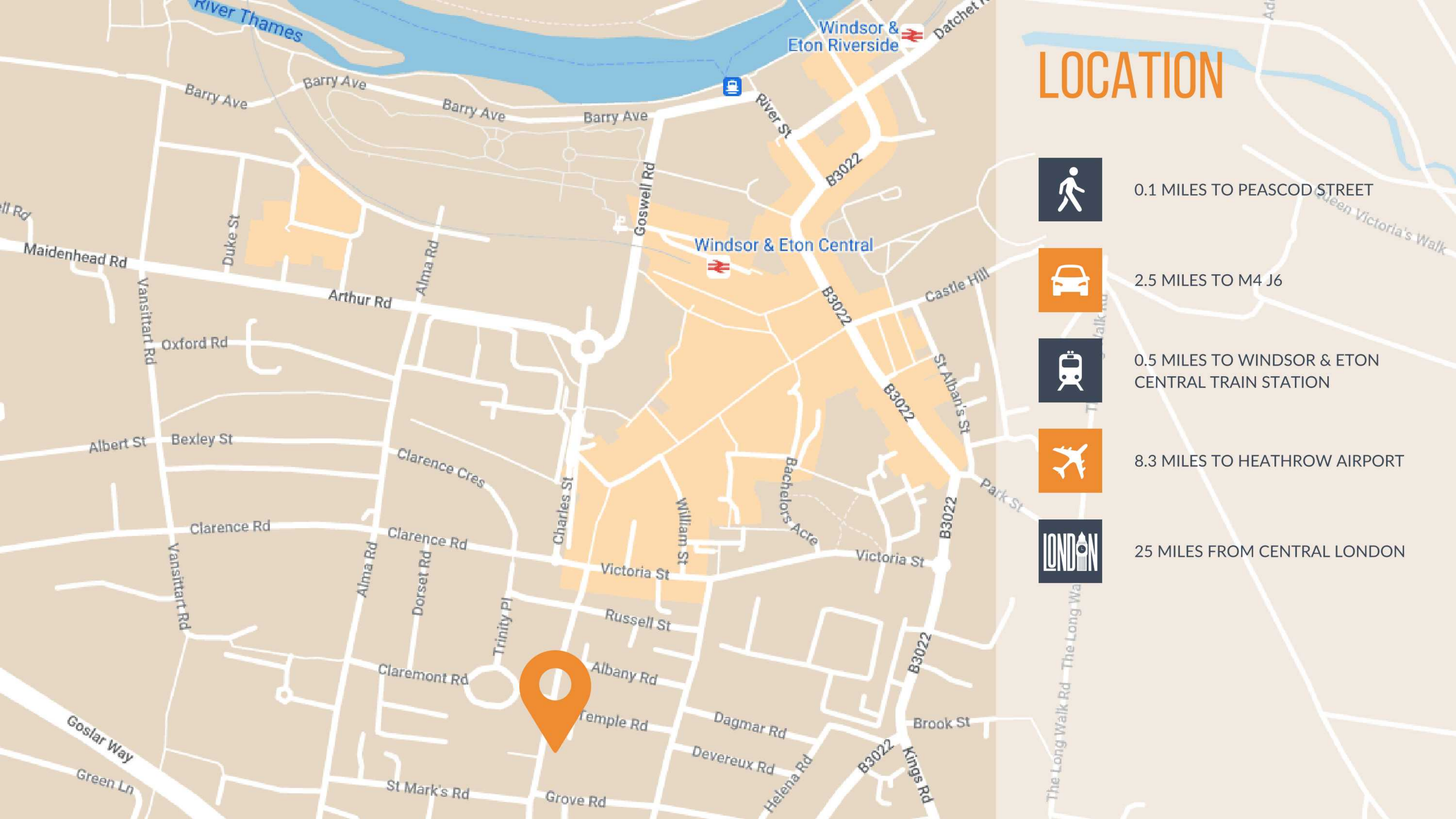
OCCUPATION 63.2% IN MANAGERIAL, PROFESSIONAL OR TECHNICAL OCCUPATIONS (46.5% NATIONALLY)



EDUCATION 45.4% HAVE A LEVEL 4 QUALIFICATION AND ABOVE (33.9% NATIONALLY)

Data source:
Office for National Statistics (Census 2021)





LOCATION



0.1 MILES TO PEASCOD STREET



2.5 MILES TO M4 J6



0.5 MILES TO WINDSOR & ETON
CENTRAL TRAIN STATION



8.3 MILES TO HEATHROW AIRPORT



25 MILES FROM CENTRAL LONDON

GET IN TOUCH



MITCHELL BROOKS

01628 582707

07818 117021

mitchell.brooks@kemptoncarr.co.uk

LUKE BENNETT

01628 771221

07385 467367

luke.bennett@kemptoncarr.co.uk

Owned and managed by:

SORBON
ESTATES

For further information or to arrange an inspection please contact our agent.

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