



**WINDSOR
ROYAL STATION**

SINCE 1897

LEASING *Opportunities*



windsorroyalstation.co.uk

THE PLACE *to be*

Crowned by Windsor Castle, the charming historic market town where Windsor Royal Station is located offers 1,000 years of Royal history, luxury brands and fine dining which continues to make it a popular destination for visitors from all over the world.



WE'RE *well connected*

RAIL

- As our name suggests Windsor Royal Station is home to a train station, Windsor & Eton Central, which, via a connection at Slough, offers access to London Paddington in as little as 30 minutes.
- Alternatively, Windsor & Eton Riverside is only a 7-minute walk from the Centre offering regular services to London Waterloo.

ROAD

- Visitors driving to Windsor can access the town from the M4, M3, M25 and M40.
- Once visitors arrive there are over 750 parking spaces located in the multi-story car park a short walk from the Centre.
- The Centre is linked to the Windsor Coach Park which offers 74 spaces for the coaches bringing in thousands of visitors to the town each year.

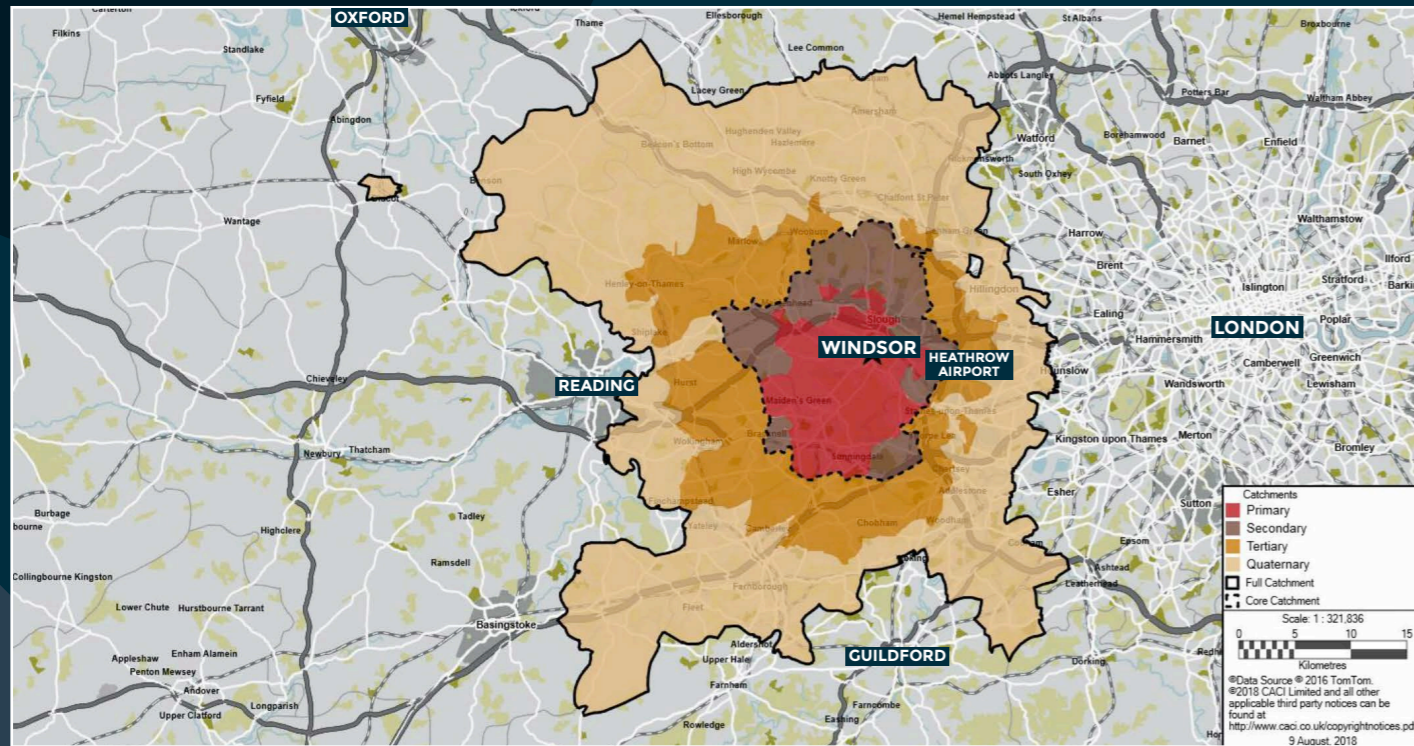
SKY

- Windsor Royal Station is located just 15-minutes drive from Heathrow Airport making the town a popular destination for tourists.

Tourism generates a Comparison Goods Market Potential of £68m in Windsor annually (ACORN 2018)



CATCHMENT *map*



GETTING TO KNOW *our core shoppers*

ACORN research from August 2018 identifies Windsor with a core catchment of 346,000 shoppers with a further 1.5m shoppers making up the town's total catchment.

Total annual retail spend is estimated as £385m with the most popular categories being:

COMPARISON GOODS
(£149.4M)

CONVENIENCE
(£149.4M)

CATERING
(£52.5M)

CLOTHING & FOOTWEAR
(£50.2M)

ONLINE SPEND CONTRIBUTES

£62m

from residential expenditure



AFFLUENT ACHIEVERS is the predominant ACORN Group with **EXECUTIVE WEALTH** accounting for **19% of the Windsor catchment** (8% above the UK average)

TOTAL RESIDENTIAL EXPENDITURE OF

£4,518.1m

and a marketing potential of £183.3m

2018 FOOTFALL AVERAGES

1 million

VISITORS A MONTH
(+25% VS 2016)

RISING PROSPERITY is the next predominant ACORN Group with

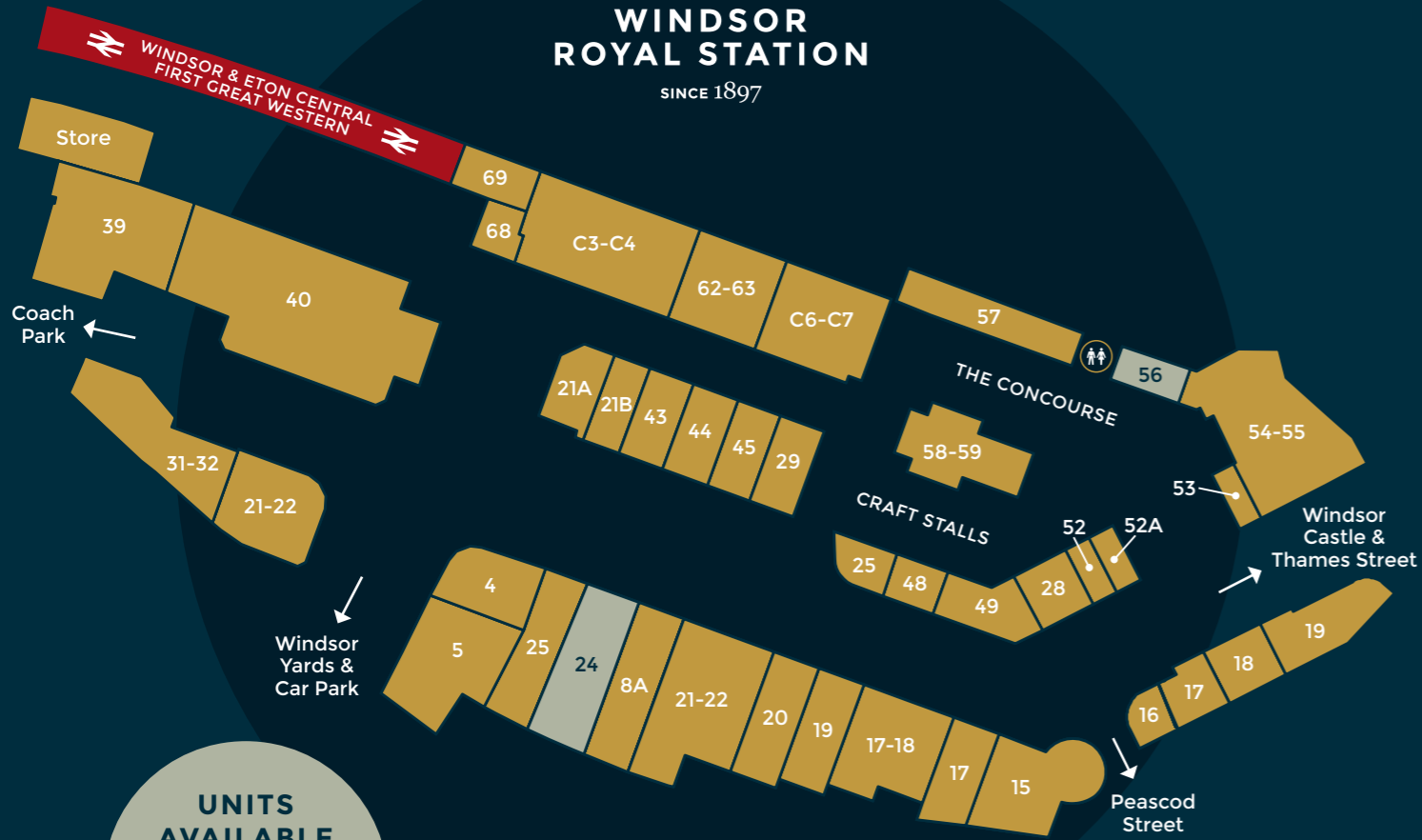
CAREER CLIMBERS accounting for **17.5% of the Windsor catchment**

(11% above the UK average)





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**UNITS
AVAILABLE
TO LET**

Details available
on request

YOU'RE IN good company

Fashion

French Connection	15
Hobbs	21-22
Jigsaw	17-18
Joules	19
Kiltane	17
Mint Velvet	25
Phase Eight	29-30
Sweaty Betty	20
Whistles	8A

Beauty

Aveda	17
bareMinerals	21A
Bobbi Brown	16
Crabtree & Evelyn	21B
Space NK Apothecary	4

Food & Drink

All Bar One	40
Bella Italia	57
Bill's Restaurant	C3-C4
Café Nero	58-59
Café Rouge	54-55
Carluccio's	5
Cattle Grid	31-32
Cinnamon Café	53
EAT	19
Gourmet Burger Kitchen	C6-C7
Patisserie Valerie	62-63

Lifestyle & Gifts

Artique	43
Empress Gifts	68
Hardy's Old Sweet Shop	28
Havana House	52
Jo Malone	25
Le Creuset	45
Links	29
Molton Brown	18
Pandora	44
Tinc	48

Other/Services

Harrington's Hairdressing	39
Kuoni	49
Windsor Information Centre	52A
Windsor Travel Money	69



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