



**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.

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.

WE'RE *well connected*

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.

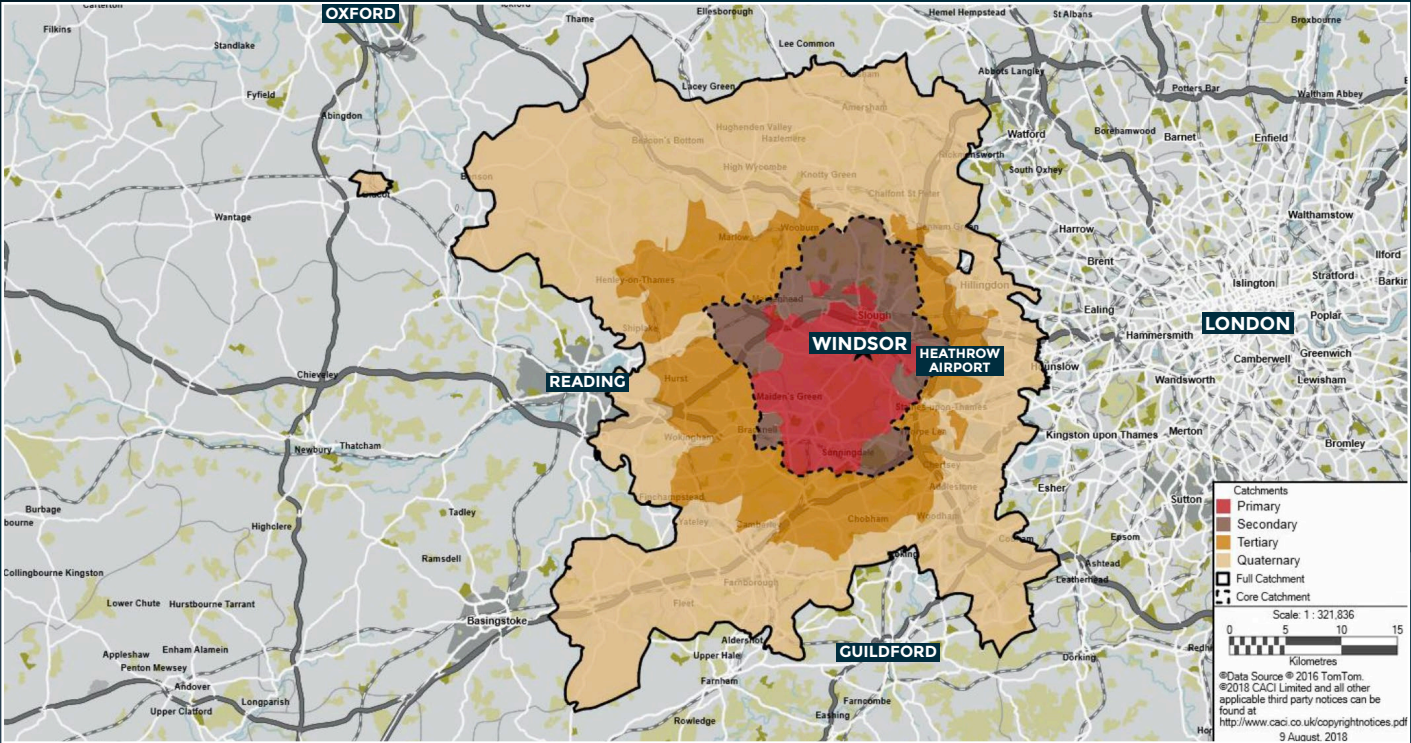
SKY

- 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)

AFFLUENT ACHIEVERS

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

2018 FOOTFALL AVERAGES

1 million

VISITORS A MONTH
(+25% VS 2016)

ONLINE SPEND CONTRIBUTES

£62m

from residential expenditure



TOTAL RESIDENTIAL EXPENDITURE OF

£4,518.1m

and a marketing potential of £183.3m

RISE IN PROSPERITY

is the next predominant ACORN Group with **CAREER CLIMBERS** accounting for **17.5% of the Windsor catchment** (11% above the UK average)





Details available
on request

YOU'RE IN
good company

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

Aveda
bareMinerals
Bobbi Brown
Crabtree & Evelyn
Space NK Apothecary

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

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

Harrington's Hairdressing	39
Kuoni	49
Windsor Information Centre	52A
Windsor Ticket Office	68
Windsor Travel Money	69



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GET *in touch*

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