



**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.

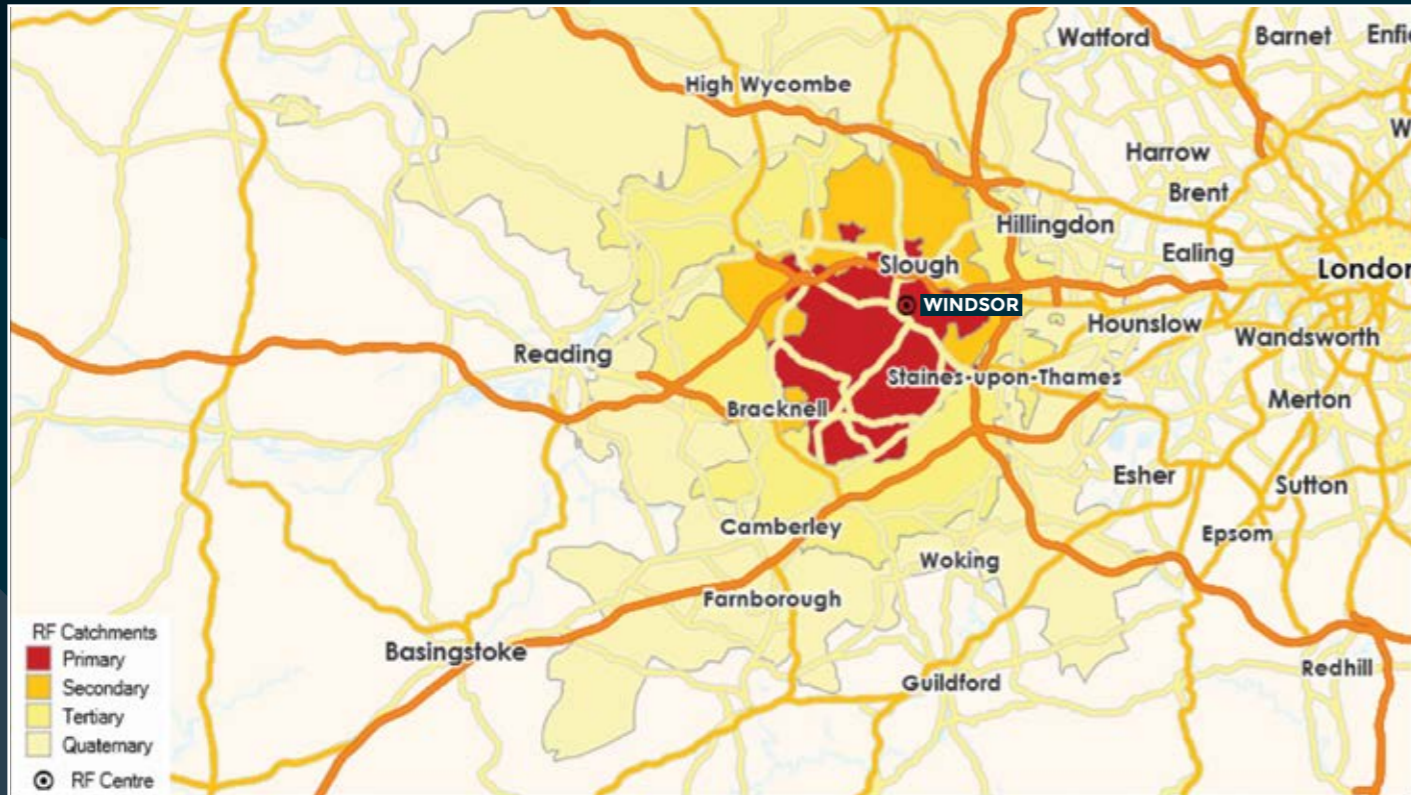
SKY

- 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 2019)



CATCHMENT *map*



GETTING TO KNOW *our core shoppers*

ACORN research from August 2019 identifies Windsor with a core catchment of 346,000 shoppers with a further 1.8m 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

**2019 FOOTFALL
AVERAGES**

860k

VISITORS A MONTH

RISING PROSPERITY
is the next predominant
ACORN Group with

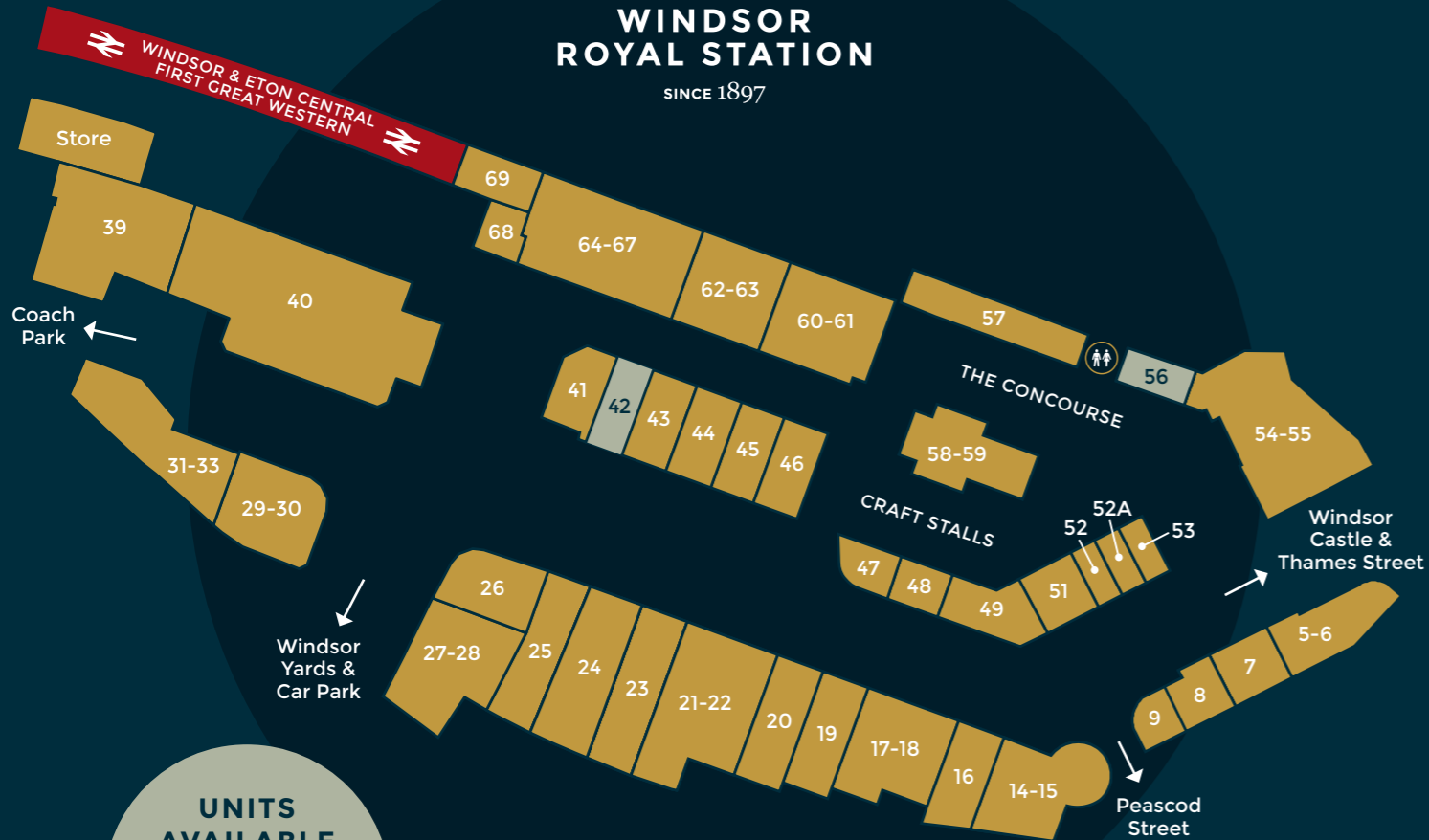
CAREER CLIMBERS
accounting for **17.5% of
the Windsor catchment**

(11% above the UK average)





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**UNITS
AVAILABLE
TO LET**

Details available
on request

YOU'RE IN good company

Fashion

Christys' Hats	9
French Connection	14-15
Hobbs	21-22
Jigsaw	17-18
Joules	19
Kiltane	16
Mint Velvet	25
Phase Eight	29-30
Sweaty Betty	20
Vanilla	15A
Whistles	23

Beauty

bareMinerals	41
Space NK Apothecary	26

Food & Drink

All Bar One	40
Bella Italia	57
Bill's Restaurant	64-67
Café Nero	58-59
Café Rouge	54-55
Carluccio's	27-28
Cattle Grid	31-33
Cinnamon Café	53
Dum Dum Donuts	48
EAT	5-6
Gourmet Burger Kitchen	60-61
Patisserie Valerie	62-63
Roly's Fudge	8

Lifestyle & Gifts

Artique	43
Castle Fine Art	24
Hardy's Old Sweet Shop	51
Havana House	52
Jo Malone	47
Le Creuset	45
Links	46
Molton Brown	7
Pandora	44

Other/Services

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



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GET *in touch*

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