



TO LET TOWN CENTRE OFFICE SUITES

DUKES HOUSE

5 HIGH STREET, WINDSOR, SL4 1LD

185 - 941 sq ft
(17.19 - 87.42 sq m)

SORBON **FLEX**

KEY INFORMATION

Suite:	sq ft:	sq m:	Rent per month*:
5	185	17.19	£670
8	206	19.14	£680
11	550	51.09	£1,375

*Rent inclusive of service charge

Lease: The suites are available on a new lease direct from the landlord. A Sorbon Flex lease is also available on this property.

Legal Fees: Each party to bear their own costs.

Business Rates: The tenant is responsible for paying Business Rates directly to the local authority.

VAT: All figures are subject to VAT which may be chargeable.

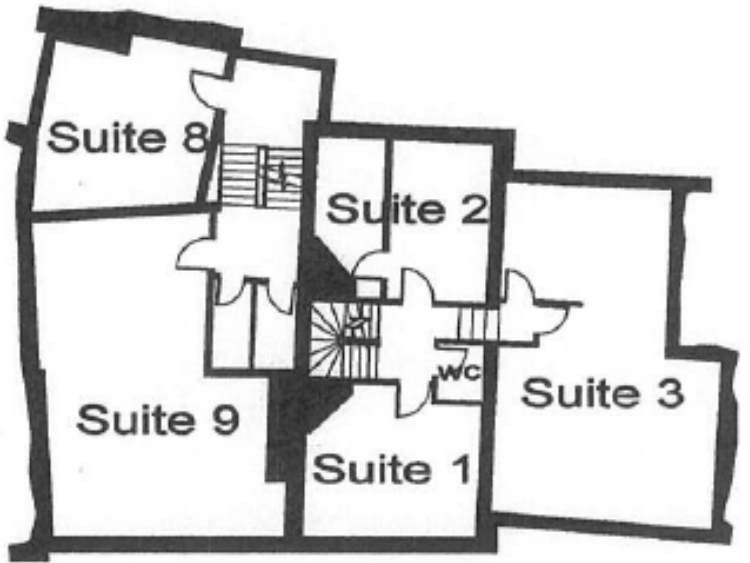
EPC Rating: C (70)

DESCRIPTION

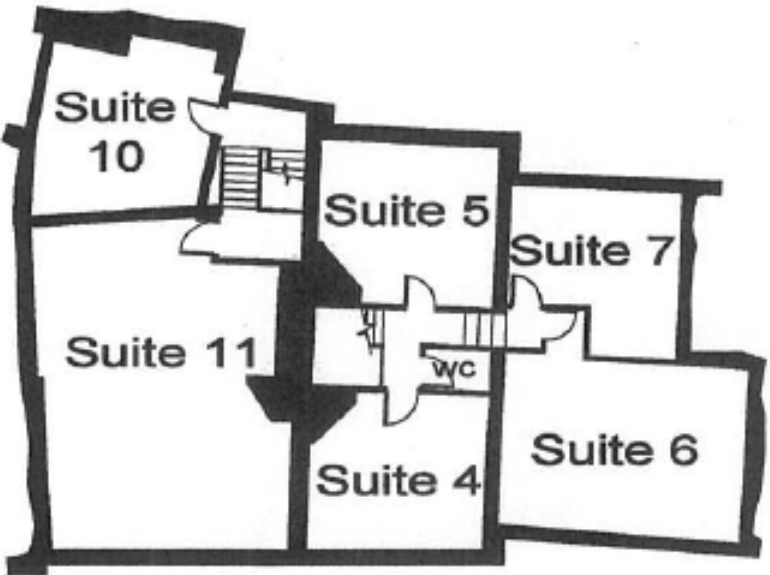
The suites have access to communal male and female toilets, and onsite parking can be arranged by way of separate licence (subject to availability).

Located on Windsor's High Street, Dukes House is in an enviable location.

FLOOR PLAN



1st Floor



2nd Floor

Floor plan for illustrative purposes only. Not to scale.



Short Leases. Simple Terms. One Monthly Cost.

THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

WHAT IS SORBON FLEX?



All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).



Flexible Terms

Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.

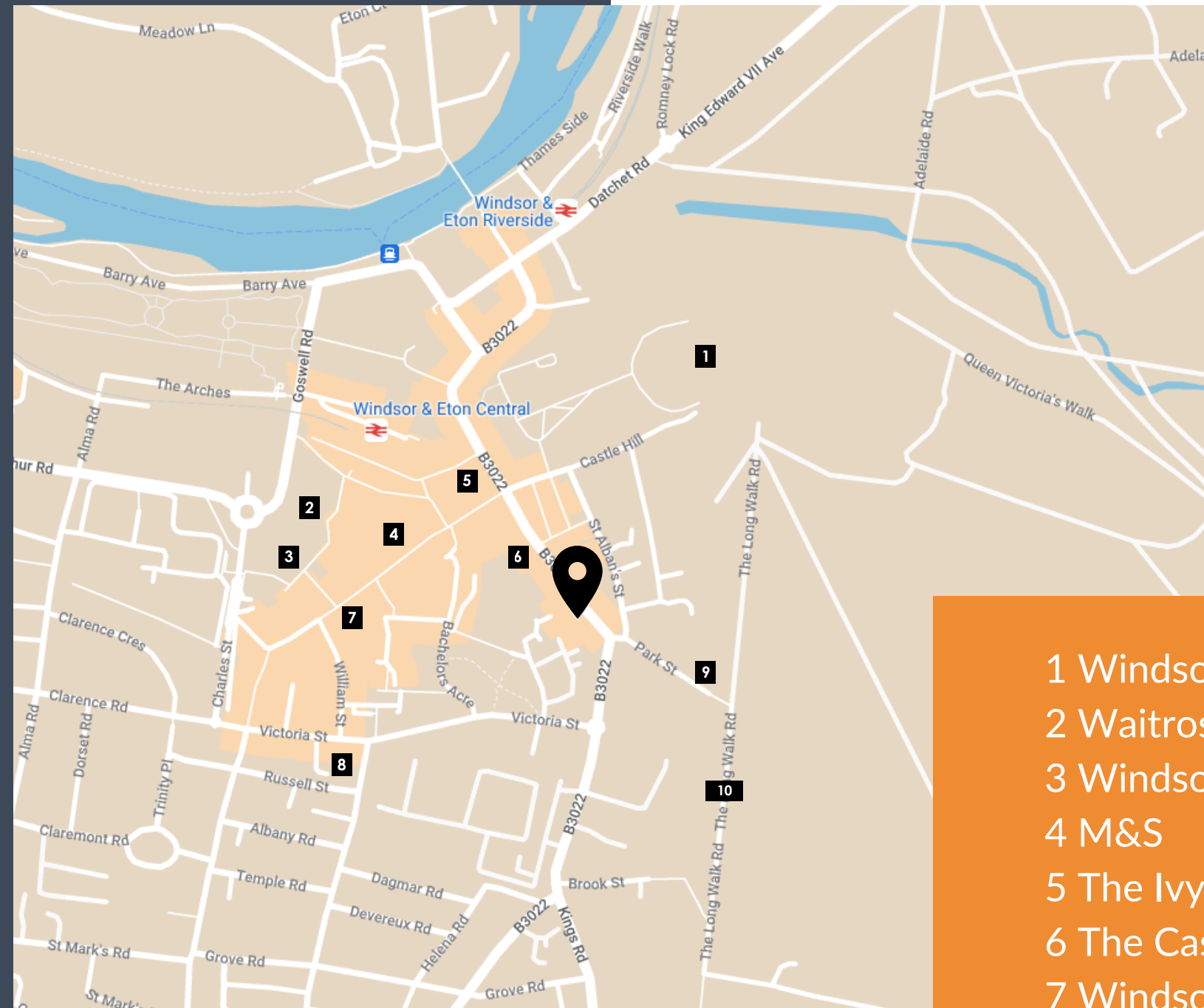


Your Own Dedicated Space

Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).







Map Data: Google My Maps

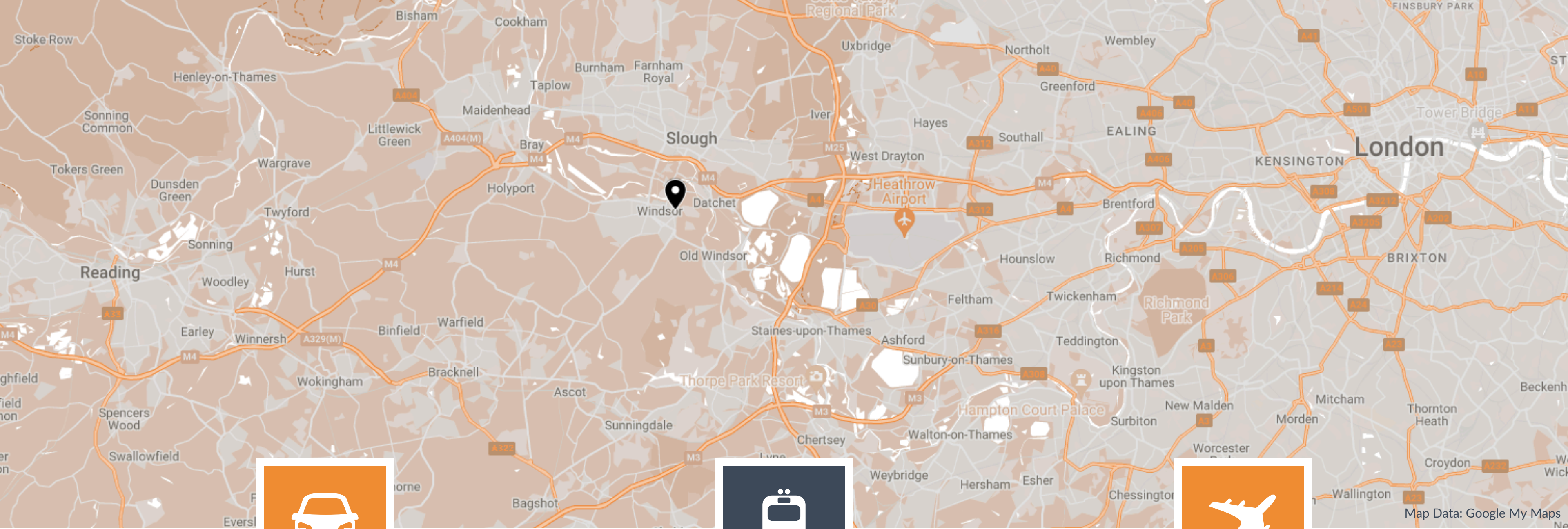
LOCATION

Situated in the heart of the Windsor town centre, Dukes House has an enviable array of amenities right on its doorstep, including an eclectic mix of national and independent retailers, banks, bars and restaurants.

Dukes House is a stones throw away from Windsor Castle and an easy walk to The Long Walk park giving you access to beautiful outside space.

- 1 Windsor Castle
- 2 Waitrose
- 3 Windsor Yards
- 4 M&S
- 5 The Ivy Windsor
- 6 The Castle Hotel Windsor
- 7 Windsor Post Office
- 8 Victoria Street Car Park
- 9 The Two Brewers
- 10 The Long Walk





CAR

2.7 MILES TO J6 OF M4

Join the motorway network at J6 of the M4 in under 10 minutes.



TRAIN

0.3 MILES TO WINDSOR & ETON CENTRAL

Walk to Windsor & Eton Central station in 6 minutes and Windsor & Eton Riverside in just 7 minutes.



AIRPORT

7.8 MILES TO HEATHROW AIRPORT

Worldwide connections within 15 minutes of Windsor.

GET IN TOUCH

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



JAMES EMES

07806 487124

j.emes@pagehardyharris.co.uk

IESTYN HARRIS

07701 223733

iestyn@pagehardyharris.co.uk

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact.

Please note that all images are for illustrative and indicative purposes only and furniture is not included with the lease.

September 2026

Owned and managed by:

SORBON
— ESTATES —

FOLLOW US

