



KINGS RIDE

ASCOT SL5 8BP

8,778 SQ FT
INDUSTRIAL /
WAREHOUSE
UNIT **TO LET**

TO BE EXTENSIVELY REFURBISHED

UNIT 5



ASCOT SL5 8BP



UNIT 5 comprises an end of terrace steel portal frame industrial / warehouse unit which is to be extensively refurbished throughout.

The unit will provide high quality space suitable for a variety of sectors providing clear span warehouse space with first floor offices serviced by kitchen facilities and additional welfare to support staff retention and recruitment.



6.5m eaves height



New electric up and over level door



New LED lighting



First floor offices



15 parking spaces



Kitchenette facility



WC / Shower facilities



Winkfield Row | ASCOT SL5 8BP

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UNIT 5



TRAVEL DISTANCES

	miles	mins
Ascot Station	1.5	4
M3, J3	3.8	7
M4, J10	8	17
M25, J12	10.5	15
Heathrow	17.6	30

LOCATION

Strategically positioned in Ascot, Kings Ride benefits from excellent connectivity to the M3 and M4 motorway networks, providing swift access to London, Heathrow Airport, and the wider Thames Valley corridor.

The location places occupiers within one of the South East's most prestigious business destinations, combining practical logistics advantages with the appeal of the Ascot address. The scheme sits within easy reach of local amenities while maintaining the accessibility essential for modern industrial operations.

Strong transport links extend to Reading, Bracknell, and Slough, positioning Kings Ride at the heart of a thriving commercial region with an established business community and skilled workforce catchment.



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TERMS

A new lease is available direct from the Landlord for a term by arrangement.

BUSINESS RATES

Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Rents quoted are exclusive of VAT which may be charged at the prevailing rate.

ANTI MONEY LAUNDERING

Anti Money Laundering checks will need to be processed as part of any letting.

EPC

Target Rating: A.

VIEWINGS

Viewings by appointment only through the joint sole agents JLL:



020 8759 4141

property.jll.co.uk

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