

Surrey House**Ascot****Course Road****SL5 7HQ****Industrial Premises TO LET****9,361 sq.ft****Location**

Ascot is a small affluent town in east Berkshire, home to the famous Ascot Racecourse which hosts the prestigious Royal Ascot meeting. Berkshire House is situated on Ascot High Street within walking distance to the excellent retail and leisure facilities the town has to offer. The town is approximately 28 miles from Central London and 15 miles from Heathrow Airport.

Junction 10 of the M4 is 9 miles away, via the A329M whilst Junction 3 of the M3 is 5 miles to the south of the town. Ascot train station is within walking distance of Berkshire House and provides a regular rail service to London Waterloo (average journey time 46 minutes).

Available Space* Area subject to confirmation by measured survey.

Unit	Sq.ft
Offices	2,226
Warehouse	7,135

