

Berkshire House**Ascot
High Street
SL5 7HY****Quality Office Suite TO LET**
1,414 – 12,093 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

Unit	Sq.ft
Suite 104	2,362
Suite 107	1,501
Suite 201	4,454
Suite 202	1,414
Suite 203	2,362

Specification

The specification includes:

- VRV air conditioning
- 100Mbps fibre optic line
- Cat 6 cabling
- High Street entrance and lift (DDA compliant)
- Attractive individual floor reception areas
- Kitchens, WC's and showers
- Bike storage
- EPC C-63

Rent

The quoting rent is £24.50 per sq.ft.

Terms

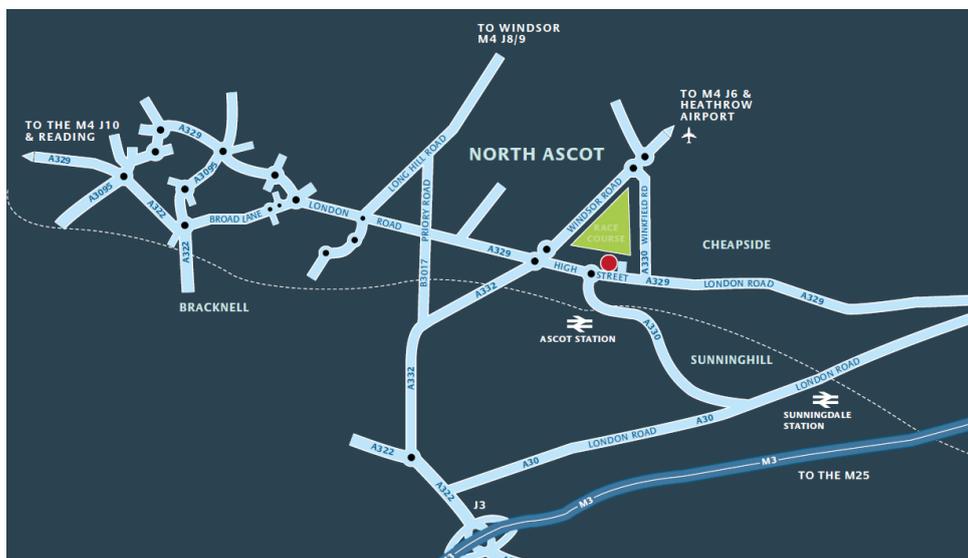
The property is available by way of a new FRI lease direct from the Landlord. Further details available upon request.

Business Rates

We recommend all interested parties make their own enquiries with the local authority.

Viewing

Strictly by prior appointment with the sole agent, Campbell Gordon



(Note: we have not tested the building services and we give no warranty as to their condition or operation)

Subject to Contract

February 25

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