



**SUNNINGHILL PARK DAIRY, SUNNINGHILL ROAD,
ASCOT, SL5 7RR**

OFFICE TO LET

2,559 SQ FT (237.74 SQ M)



Summary

Newly Converted Character Office - To Let

Available Size	2,559 sq ft
Business Rates	Rates to be assessed
Service Charge	To be confirmed
EPC Rating	A (14)

- One suite remaining!
- Beautifully converted former agricultural dairy
- Set within Sunninghill Park, offering a unique working environment
- Ample parking and secure bicycle storage
- EPC A
- Solar array serving each office, providing on site green electricity
- Wood fibre insulation for enhanced thermal and acoustic performance



Location



Sunninghill Park Dairy
Sunninghill Road, Ascot, SL5
7RR

The property is positioned within the private grounds of Sunninghill Park, offering a quiet and picturesque setting while remaining well connected to Ascot, Windsor, the M3, M4, M25 and mainline railway stations





Further Details

Description

Sunninghill Park Dairy is a beautifully converted former agricultural dairy, thoughtfully redeveloped into three high quality office suites. The conversion retains the charm of the original building while providing adaptable modern workspace. The remaining office is surrounded by parkland and benefiting from direct access to green space through double doors, offering a unique working environment.

- Ample private parking and secure bicycle storage
- Solar array serving each office, providing on site green electricity
- Wood fibre insulation for enhanced thermal and acoustic performance
- Mechanical ventilation and air conditioning
- Finished to shell and core — tenants responsible for internal electrical trunking customisation

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Office 1	2,559	237.74	£80,000 /annum + VAT	Available
Ground - Office 2	751	69.77	£27,000 /annum + VAT	Let
Upper Ground - Office 3	1,410	130.99	£54,000 /annum + VAT	Let
Total	4,720	438.50		

Viewings

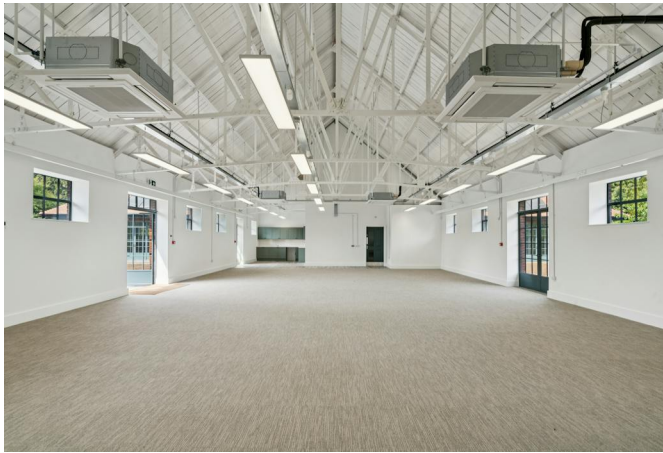
Strictly by appointment only. Please contact us on the details below to arrange an inspection.

Terms

To be let on internal repairing and insuring leases on terms to be agreed. Business Rates are to be assessed post completion. All rents exclusive of VAT

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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