



Small business unit close to Ascot Station

Unit C

Station Works, Lyndhurst Road, Ascot,
SL5 9ED

Industrial TO LET

1,487 sq ft
(138.15 sq m)

- Large 4m wide roller shutter door
- Separate pedestrian access door
- Secure yard setting
- Double glazed rear facing windows at ground and mezzanine level
- Parking / loading for two or three vehicles in front of the unit

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Summary

Available Size	1,487 sq ft
Rent	£22,500 per annum Exclusive
Rates Payable	£7,235.50 per annum approx, from April 2023.
Rateable Value	£14,500
Estate Charge	£300 per annum Charged as £75 per quarter
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

Unit C is a small self contained high eaves unit suitable for storage and/or light industrial use. It benefits from a 4m high by 4m wide roller shutter door with a separate pedestrian access to one side. A mezzanine with its own rear facing window has recently been installed providing useful additional space potentially suitable for further workshop / storage or ancillary offices. There is an allocated parking and loading area immediately in front of the unit that can accommodate two or three vehicles.

Location

The business unit is located in a secure yard with automatic gates that are closed out of trading hours, but with security code access. The property is adjacent to Ascot Station and is only a short walk from the many facilities on Ascot High Street. The M3, M4 and M25 motorways are all within easy reach.

Accommodation

The accommodation comprises the following areas on a GIA basis:

Name	sq ft	sq m
Ground - Workshop / warehouse	916	85.10
Mezzanine - Workshop/storage	571	53.05
Total	1,487	138.15

Viewings

By arrangement with the sole agents - Page Hardy Harris

Terms

Available on a new FRI lease for a term to be agreed. The lease will be direct with the Landlord who is the owner.

Business Rates

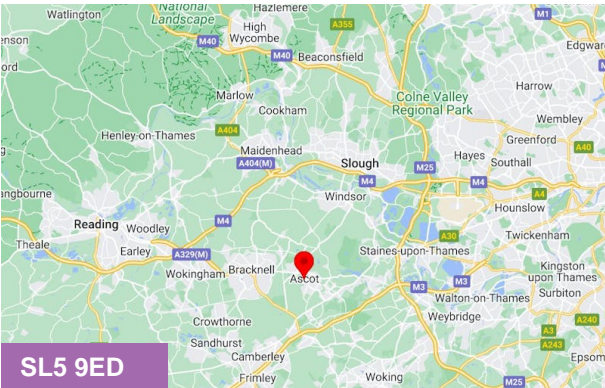
The Tenant will be responsible for paying Business Rates, directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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