

High street location



14 Hermitage Parade, High Street, Ascot, SL5 7HE

Conveniently located in Ascot High Street in a popular parade amongst long standing professional office occupiers

Available Size	609 sq ft / 56.58 sq m
Rent	£14,000 per annum
Rateable Value	£6,100 This office should benefit from 100% small business rates relief, please verify with RBWM
EPC Rating	D (91)

KEY POINTS

- Competitive rent
- Immediate availability
- Popular location
- New lease

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Location

The property is situated on the second floor of Hermitage Parade at the eastern side of the block above Norman Prince Opticians and Forest House Veterinary Practice. The offices are approached via a doorway to the front of Hermitage Parade and an access to the rear of the parade.

Description

The offices comprise four offices, toilets and kitchenette.

Services include:

Three compartmental perimeter trunking

Double glazing

Category II lighting and spot lighting

Gas Central Heating and Air conditioning cassettes

Carpeted throughout

Accommodation

Name	sq ft	sq m	Availability
2nd - Part Floor	609	56.58	Available

Terms

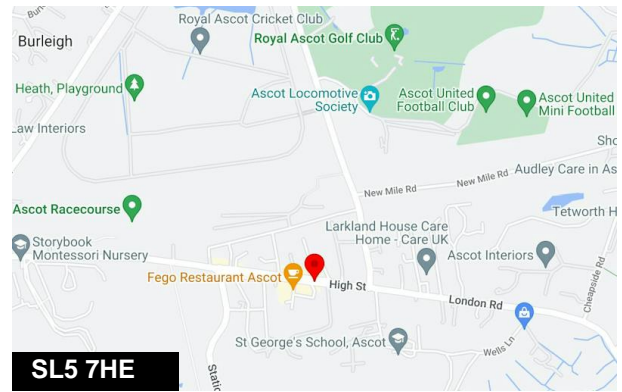
Available on a new lease subject to contract and financial status.

Viewings

To arrange a viewing contact either of the joint agents Christopher Thomas on 01753 839390 or email ct@chthomas.com or Antony Edwards on 01344 620205 or by email antony@antonyedwards.net

Business Rates and EPC

The offices are within the level of Business Rates allowing compliant businesses to benefit from 100% small business rates relief. To most companies rates will not be payable. Interested parties must verify with The Royal Borough of Windsor and Maidenhead.



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

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