



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

First floor offices with parking in the popular, central Ascot Hermitage Parade with excellent dedicated off street customer parking

Available Size	609 sq ft / 56.58 sq m
Rent	£12,000 per annum no VAT is payable
Service Charge	£600 per annum
Rates Payable	£7.13 per sq ft Small business rates relief should apply to this property, this should be verified with RBWM rating department
Rateable Value	£8,700
EPC Rating	C (55)

KEY POINTS

- Central Ascot High Street location
- Gas heated
- Four interior offices plus store and toilets
- First floor
- Fully carpeted
- Former chiropractic clinic

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Location

The property is located within Hermitage Parade on Ascot High Street with all the High Street amenities within short walking distance. The offices are situated on the first floor of Hermitage Parade at the eastern side of the building above Norman Prince Opticians and Forest Veterinary practice.

Description

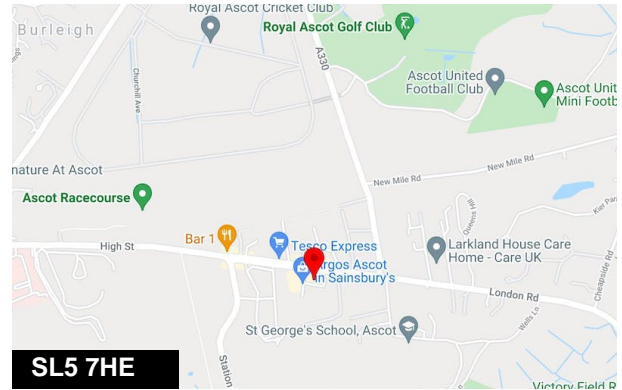
The offices are approached via a doorway to the front of Hermitage Parade to a communal hall with stairs to the first and second floors. There is also access from the ground floor to the rear of the property. The first floor offices comprise four individual offices with a central corridor, stationery cupboard and toilets. The offices are heated via a gas boiler and are carpeted throughout.

Terms

The property is available on a new fully repairing and insuring lease, with the landlord carrying out repairs to the main structure, external maintenance and repair and recharging by the way of maintenance/service charge.

Viewings

Viewings are by appointment only, please contact Chris Thomas on 01753 839390 or by email ct@chthomas.com or our joint agent Antony Edwards Surveyors Limited on 07889 734363



Viewing & Further Information

Christopher Thomas

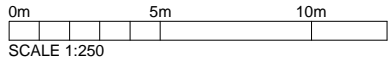
01753 839390 | 07770 768342

ct@chthomas.com

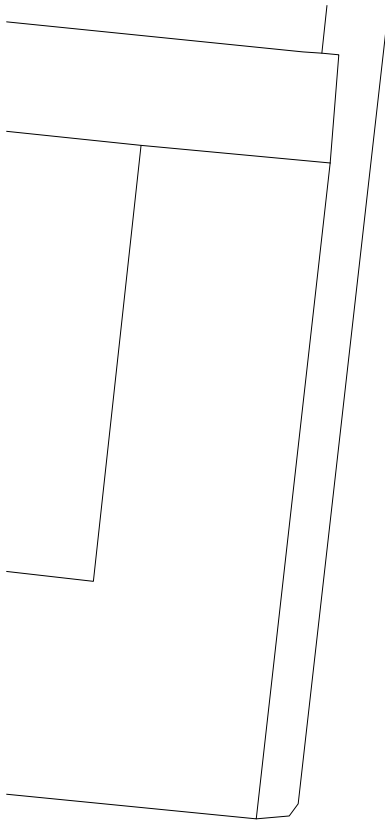
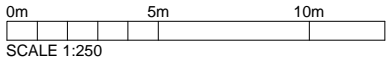
MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 01/09/2022



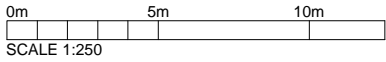
FIRST FLOOR
1:250



SECOND FLOOR
1:250





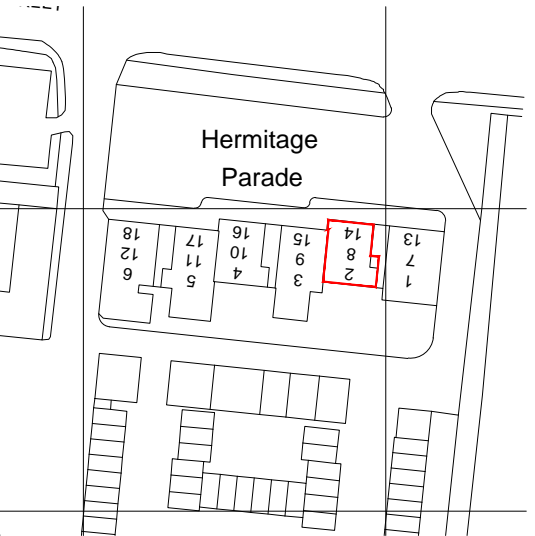
GROUND FLOOR
1:250



GENERAL NOTE
This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued.
All interior dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All levels and dimensions must be checked on site.
Any discrepancies with the information depicted in this drawing must be reported in writing. Responsibility cannot be accepted for alterations made to this drawing without prior permission.
This drawing must not be photocopied, scaled or reproduced otherwise scale accuracy cannot be guaranteed.
This drawing should not be used in any circumstances for any structural calculation or building construction / demolition work.

Land Registry Note
This drawing has been created in accordance with the Land Registry Practice Guide 40.

 = Extent of demised premises
 = Communal area



LOCATION PLAN
1:1250
0m 10m 20m 30m 40m 50m 60m
SCALE 1:1250

PROJECT TITLE

8 HERMITAGE PARADE, ASCOT,
BERKSHIRE, SL5 7HE

DRAWING TITLE

LAND REGISTRY PLAN		
SCALE	SIZE	DRAWING
1:1250 / 250	A3	240001
DRAWN	CHECKED	DATE
SP/DO1/MG	MG	08/2019

FOURWALLS™
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