



Attractive Detached Office Building Close To Sunningdale Station

The Hall

Priory Road, Ascot, SL5 9RQ

Office, Other

TO LET

703 sq ft

(65.31 sq m)

- Ex Architect Studio & Offices
- Self contained building well laid out over two floors
- Kitchen and WC facilities
- Two private parking spaces
- Two minute walk to Sunningdale Station

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Summary

Available Size	703 sq ft
Rates Payable	£3,628.80 per annum 100% small business rate relief could apply
Rateable Value	£8,400
VAT	Applicable
EPC Rating	E (116)

Description

The main entrance from Priory Road leads via a reception hallway into contemporary open plan space laid out as an architects office. Access is gained to the lower ground floor via an internal staircase where further office/studio space is provided together with a meeting area and well fitted kitchen. There is also a loading door opening onto the rear car park where the office benefits from two private parking spaces. Additional public parking is available on Priory Road and free permit parking is also available in Sunningdale public car park.

Location

The Hall is just a couple of minutes walk from Sunningdale Railway Station on the London Waterloo to Reading line, just one stop from Ascot and Virginia Water. The A30 provides convenient access to both the M25, M3 and M4 with Heathrow and Gatwick airports within easy driving distance.

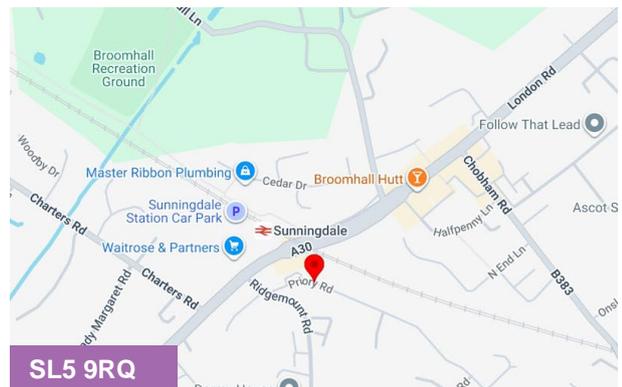
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Offices/Studio/Store	355	32.98	Available
Ground - Offices	348	32.33	Available
Total	703	65.31	

Rent

The property is available by lease assignment at a passing rent of £15,000pa. The rent would increase to £17,500pa from the 2nd September 2026 review date.



Viewing & Further Information



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