



## First Floor Office Suite in an Attractive Courtyard

### First Floor

4 Cheapside Court, Sunninghill Road,  
Ascot, SL5 7RF

Office

**TO LET**

**814 sq ft**

(75.62 sq m)

- Open Plan and Cellular Space
- Suspended Ceilings and Underfloor Trunking
- Gas Central Heating
- Kitchen and WC Facilities
- 4 Allocated Parking Spaces

# First Floor, 4 Cheapside Court, Sunninghill Road, Ascot, SL5 7RF

## Summary

<b>Available Size</b>	814 sq ft
<b>Rent</b>	£16,280 per annum
<b>Rates Payable</b>	£5,724 per annum Please check with the Local Authority
<b>Rateable Value</b>	£13,250
<b>Service Charge</b>	£1.25 per sq ft - Subject to annual variances - 50% of gas and electric bills for unit 4 in addition.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (61)

## Description

First floor office suite providing a mixture of open plan and partitioned office space with underfloor trunking for cabling/power, suspended ceiling, recessed lighting, kitchen and WC facilities. The suite has 4 allocated parking spaces.

## Location

Cheapside Court is a popular office development, set in an attractive and well maintained courtyard environment on the edge of Windsor Great Park, close to the Ascot Gate. Sunningdale and Ascot Mainline Rail stations are just a short drive away which both have regular services to London Waterloo & Reading. There is also easy access to the M3, M4 & M25 Motorways.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	814	75.62
<b>Total</b>	<b>814</b>	<b>75.62</b>

## Viewings

By arrangement directly with the agent: Page Hardy Harris

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

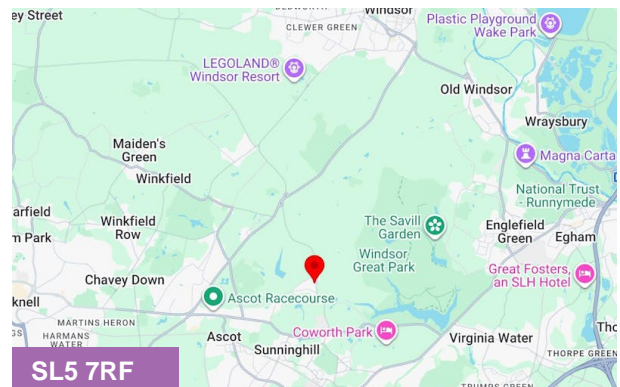
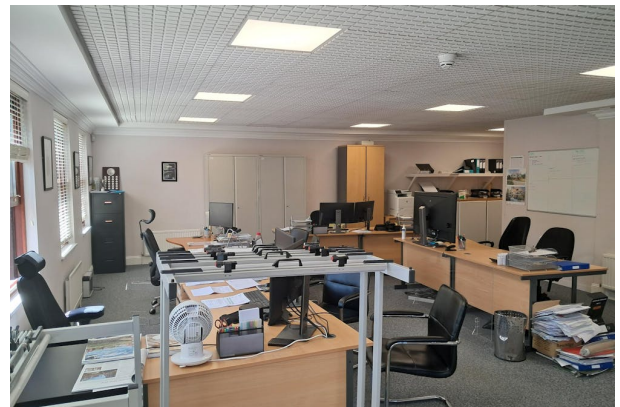
The Tenant will be responsible for paying Business Rates directly to the Local Authority

## Legal Fees

Each party will be responsible for paying their own Legal Fees.

## VAT

All figures quoted are exclusive of VAT which we understand is chargeable



## Viewing & Further Information



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