



Self Contained Office Building Near Ascot

Unit 3

Cheapside Court, Ascot, SL5 7RF

Office

TO LET

1,642 sq ft

(152.55 sq m)

- Self Contained Office Building
- Attractive Courtyard Setting
- 2 W/Cs and Kitchen Facilities
- 8 Allocated Parking Spaces
- Excellent Road Connectivity with Access to the M3, M4 and M25 nearby

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Summary

Available Size	1,642 sq ft
Rent	£32,840 per annum
Business Rates	Currently rated separately and will need to be rerated. Est rates payable c. £11,500 pa
Service Charge	£1.25 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

This two storey self-contained office building is situated in a prominent position at the entrance to the courtyard. The office benefits from 2 W/Cs, kitchen facilities, underfloor trunking for cabling/power, 3 phase power and gas central heating. There are 8 parking spaces allocated to this unit.

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
Ground	797	74.04
1st	845	78.50
Total	1,642	152.54

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

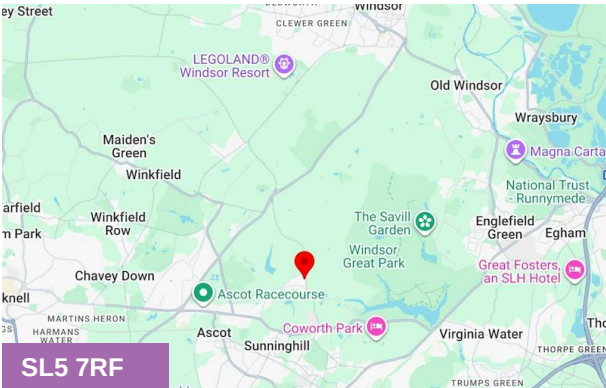
The Tenant will be responsible for paying Business Rates directly to the Local Authority

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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