



Self-contained office in a prominent high street location

Willis House

61b High Street, Ascot, SL5 7HP

Office

TO LET

1,136 sq ft

(105.54 sq m)

- Reception / lobby area
- Open plan space
- Plus meeting room & separate office
- Air conditioning and central heating
- Two Private Parking
- Kitchen
- WC and Shower

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Summary

Available Size	1,136 sq ft
Rent	£29,750 per annum
Rates Payable	£4,291.40 per annum 100% small business rates relief could apply
Rateable Value	£7,300
Service Charge	N/A
VAT	Applicable
EPC Rating	C (59)

Description

A self-contained first floor office suite with ground floor reception, in the heart of Ascot High Street, mainly open plan with a separate meeting room and a managers office. The property benefits from air conditioning and central heating and comes with 2 private parking spaces.

Location

The property is situated on Ascot High Street, with numerous amenities close by including Sainsbury's, Costa, Starbucks and Boots. Ascot railway station is within walking distance which serves the London Waterloo line from Reading, with neighbouring towns Windsor and Bracknell only short drives away. The M3, M4 and M25 are also close by. Ascot also benefits from free parking.

Accommodation

Name	sq ft	sq m
Ground - Reception	129	11.98
1st - Office	1,007	93.55
Total	1,136	105.53

Viewings

By arrangement with the agent.

Terms

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

Business Rates

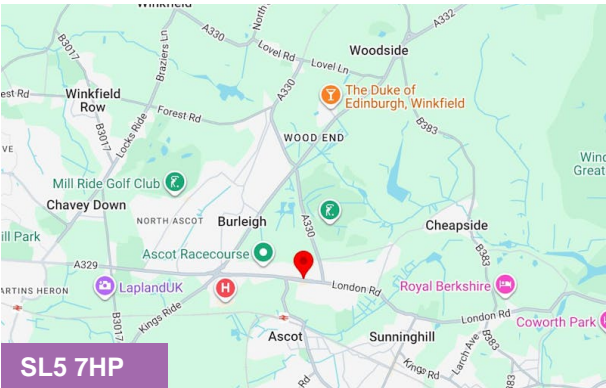
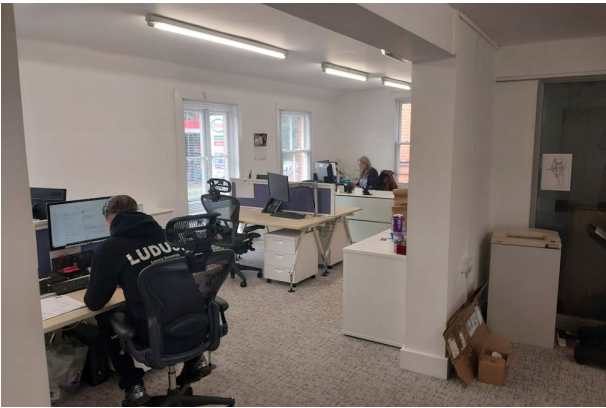
The tenant will be responsible for paying Business Rates directly to the Local Authority, but 100% small business rate relief could apply.

Legal Fees

Each party will be responsible for paying their own legal fees.

VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk