



Refurbished, 2 Storey, Self Contained Office in Ascot

9 Queens Square

Ascot Business Park, Ascot, SL5 9FE

Office

TO LET

1,815 sq ft

(168.62 sq m)

- End of Terrace, Self Contained Office on Ascot Business Park
- 5 Parking Spaces (inc EV Charging) with Additional Public Parking to the Rear
- Ascot Train Station short walk away
- LED Lighting and A/C Throughout
- Open Plan with Meeting/Board Rooms
- Kitchen & Breakout Area
- M & F WCs

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Summary

Available Size	1,815 sq ft
Rent	£28.50 per sq ft
Rates Payable	£7,485 per annum Please check with the Local Authority
Rateable Value	£15,000
Service Charge	£6.94 per sq ft Subject to Annual Variances
EPC Rating	D (89)

Description

This End of Terrace, Self Contained, 2 Storey Office has been refurbished to a high specification. It offers Open Plan space on both the Ground and First Floor, with Meeting/Board Rooms on both floors. There are 2 WCs, Kitchen and Break Out Area. The unit offers LED Lighting and A/C throughout

There are 5 Allocated Parking Spaces (Including EV Charger) plus additional Public Parking to the Rear of the Estate.

Location

Very well located in Ascot, with an internationally recognisable address, close to Ascot railway station and just a short walk to the High Street and Ascot Race Course. Easy access to the M3, M4 and M25. A 25 minute drive to Heathrow and direct regular rail services to London Waterloo and Reading.

Local amenities in Ascot High Street include Sainburys and Tesco's Locals, Costa and Starbuck Coffee Shops, Fego, Zeus & Onyx Restaurants along with numerous Independent Health, Leisure and Retail outlets

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	897	83.33
1st	918	85.28
Total	1,815	168.61

Viewings

Viewings by Appointment with the Agent Only

Terms

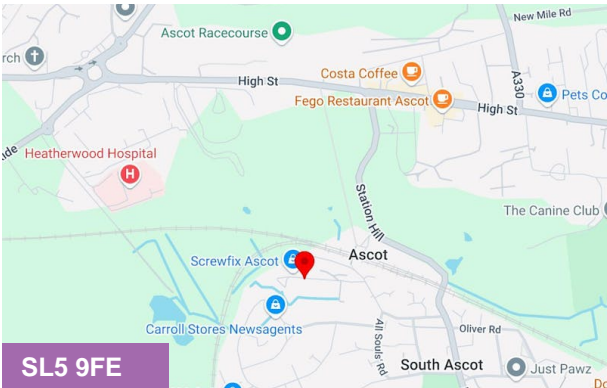
New FRI Lease, directly with the Landlord, for a term to be agreed.

Business Rates

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

Legal Fees & VAT

Each party will be responsible for their own Legal Costs. All figures are quoted exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



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