

Suites 14 – 15 Silwood Business Centre,
Silwood Park,
Buckhurst Road,
Ascot,
Berkshire, SL5 7PW

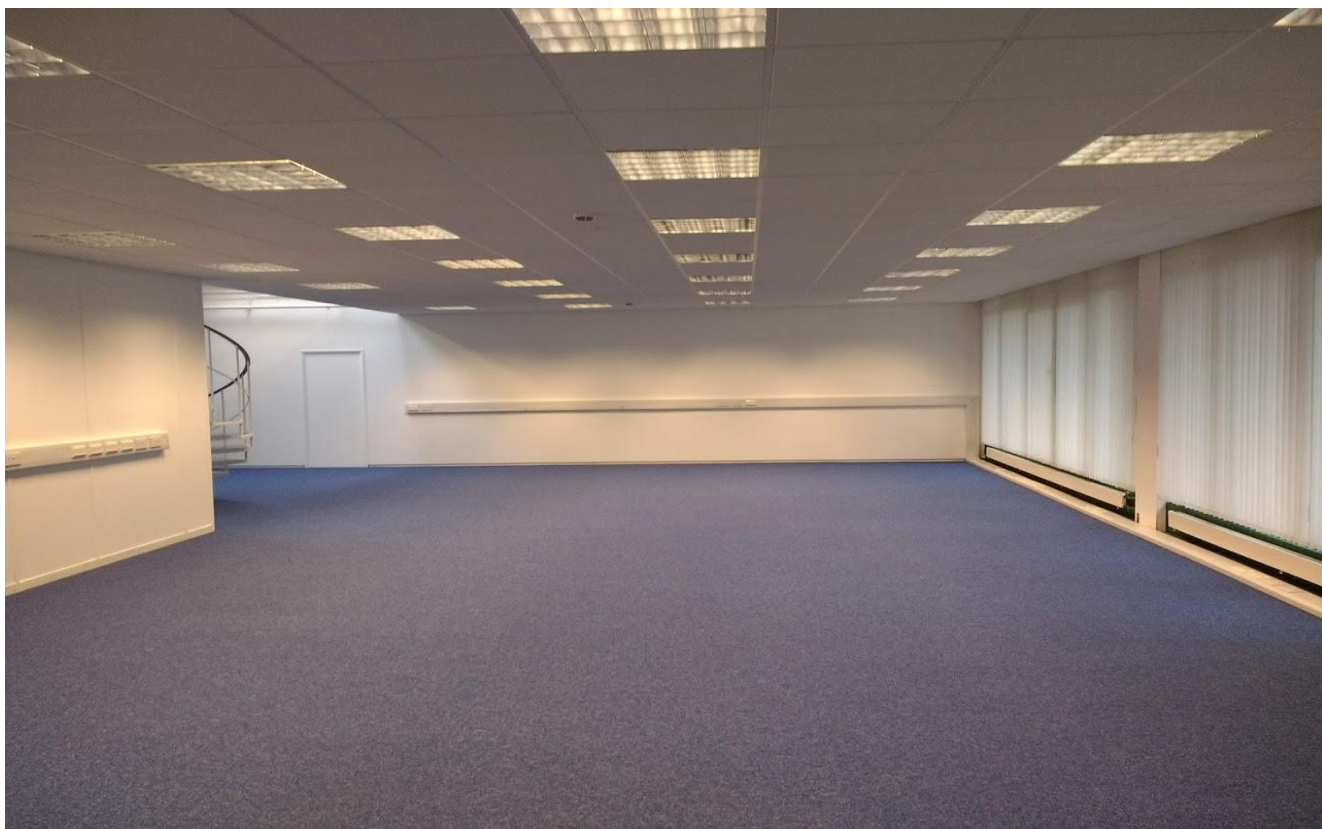


**Refurbished Office with
Storage and Car Parking**

To Let

2,640 sq. ft. (245.2 sq. m)





Description:

- Suites 14 & 15 comprise a large open plan ground floor office, a separate (yet linked) ground floor storage area and a modern 1st floor mezzanine office accessed from a spiral staircase
- The office has full height glazing, velux windows and benefits from forest views
- The Business Centre provides very good parking, meeting rooms (to hire), welcoming and refurbished reception area, kitchen, male, female and disabled WC's, along with shower facilities.
- Silwood Park comprises a 260 acre campus part of which is occupied by Imperial College, and the remaining parts comprise a number of other commercial, residential, woodland and open spaces

Key Features:

- Modern Open Plan design
- Mezzanine Office Floor
- Storage
- Central heating
- Perimeter trunking
- Suspended ceilings with integral Cat II light fittings
- Carpets
- Kitchen
- 11 x Car Parking Spaces plus access to overflow parking (additional cost)

Schedule of areas:

Description	ft ²	m ²
Suites 14 & 15 Silwood Business Centre	2,590	240.6

Location



OFFICE LOCATION

Location:

- Silwood Park is 1.8 miles from Ascot fronting the A329 London Road and accessed from Buckhurst Road.
- The location provides easy vehicular access to the M3, M4 and M25 national motorway network.
- Ascot and Sunningdale mainline train stations are close by, providing direct trains into London Waterloo.

Terms

The premises are available by way of a new lease on effective full repairing and insuring term.

Rent

£17.00 per sq. ft.

The rent quoted is exclusive of any utilities, business rates, VAT and insurance premium.

Business Rates

Rateable Value £32,500

Prospective tenants are requested to make their own enquires regarding the actual rates payable with the Royal Borough of Windsor and Maidenhead Council

EPC Rating

Energy Performance Rating: **C71**

Certificate Reference No: **9873-3007-0533-0300-4021**

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



Viewing

Strictly by appointment through joint sole agents Vail Williams LLP and Page Hardy Harris

Contacts

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Subject to Contract

Date: January 2019

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