



Science & Office Park

Units A to D

Silwood Park, Buckhurst Road, Ascot,
SL5 7PW

Office

TO LET

5,327 to 32,032 sq ft

(494.89 to 2,975.87 sq m)

- A range of self contained lab and office buildings
- Ground floor to ceiling height well over 3m
- Loading doors to all buildings
- Male & Female Toilets
- Kitchen & WC facilities
- Excellent Parking
- Attractive mature woodland setting

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Summary

Available Size	5,327 to 32,032 sq ft
Rent	£20 per sq ft Offers over
EPC Rating	Property graded as B-E

Description

A range of self contained lab and/or office buildings suitable for a wide range of uses. The accommodation is laid out over two floors with excellent height and loading doors to the ground floor. The parking provision is generous and the estate as a whole has security barrier access.

Location

Silwood Park is 1.8 miles from Ascot, fronting the A329 London Road with sweeping views of the surrounding woodland. The M25 (Junction 13, Egham), M3 (Junction 3) and M4 (Junctions 8/9 or 10) are all within easy driving distance. Ascot and Sunningdale mainline stations (Reading – London Waterloo) are close by. There are local shops and restaurants within walking distance, along with a frequent bus service to Ascot.

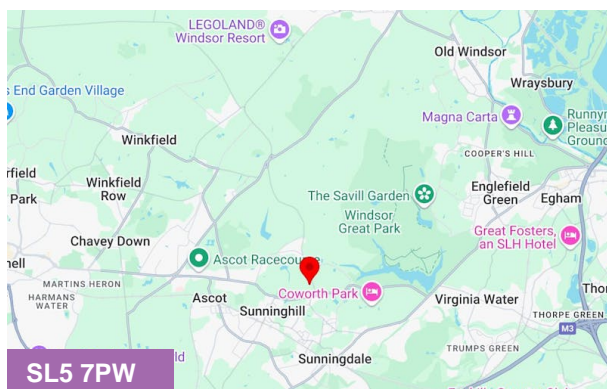
Accommodation

The accommodation comprises the following areas measured on an NIA basis:

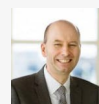
Name	sq ft	sq m	Rates Payable	EPC
Unit - A	5,327	494.89	£6.92 /sq ft	D (86)
Unit - B	8,931	829.72	£5.90 /sq ft	E (121)
Unit - C	10,743	998.06	£6.96 /sq ft	B (35)
Unit - D	7,031	653.20	£5.32 /sq ft	-
Total	32,032	2,975.87		

Campus

One or more whole buildings can be taken in an attractive parkland setting, adjacent to the Imperial College London, Ascot campus.



Viewing & Further Information



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