



Contemporary refurbished offices in a beautiful period building

Kingswick House

Sunninghill, Ascot, SL5 7BH

Office

TO LET

169 to 831 sq ft

(15.70 to 77.20 sq m)

- Newly refurbished flexible office space
- New LED lighting throughout
- Impressive period reception
- Meeting / board room for hire
- New kitchens and WCs
- Free Parking & 24 hour access
- High speed broadband
- Flexible lease terms to suit a modern business

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Summary

Available Size	169 to 831 sq ft
Rent	£55 per sq ft inclusive
Business Rates	Inclusive
Service Charge	Inclusive
EPC Rating	D (81)

Description

Kingswick House is a beautiful period building with thoroughly refurbished contemporary offices on the inside, but retaining many attractive features, particularly in the common areas. The private offices are designed for 1 to 8 people but are often combined by occupiers to create larger suites as required. The offices can be taken furnished or unfurnished.

Location

Kingswick House is just a short walk away from Sunninghill High Street and the many local shops, restaurants and services that it provides. Ascot and Sunningdale railway stations are both within a few minutes drive and the M3, M4 and M25 are all close by.

Accommodation

Name	sq ft	sq m	Rent (sq ft)
1st - Room 44	187	17.37	£55
2nd - Room 17	188	17.47	£55
2nd - Room 18	169	15.70	£55
2nd - Room 21	287	26.66	£55

Viewings

By arrangement with the agents.

Terms

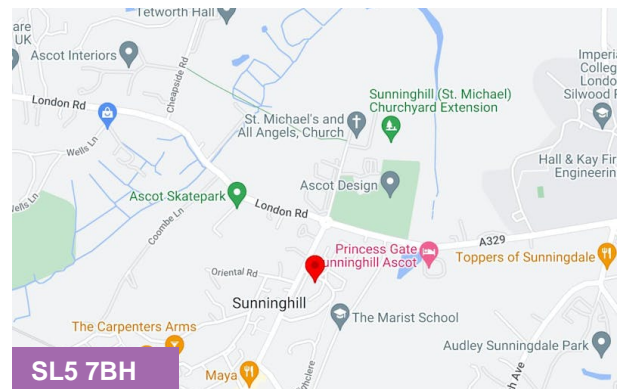
Available on flexible terms, inclusive of Business Rates, Service Charge and Utilities (excluding comms) directly from the Landlord.

Legal Costs

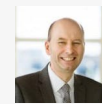
Each party will be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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