



Small/medium sized office suites with excellent parking on a secure site

## Silwood Business Centre

Buckhurst Road, Ascot, SL5 7PW

Office

**TO LET**

**655 to 3,586 sq ft**

(60.85 to 333.15 sq m)

- Excellent parking
- Conference rooms for hire
- Central heating
- Excellent natural light
- Carpets
- Perimeter trunking

# Silwood Business Centre, Buckhurst Road, Ascot, SL5 7PW

## Summary

<b>Available Size</b>	655 to 3,586 sq ft
<b>Rent</b>	£17 per sq ft
<b>Business Rates</b>	Suites rated individually, please see below.
<b>Service Charge</b>	£6.39 per sq ft approx
<b>EPC Rating</b>	C (71)

## Description

The Business centre is located within a small business park with unrivalled woodland scenery. The 260 acre wildlife heritage site provides an attractive setting for the work place.

## Location

Silwood Park is 1.8 miles from Ascot, fronting the A329 London Road with aesthetic 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 is a wealth of local shops and restaurants within walking distance, along with a frequent bus service to Ascot.

## Accommodation

Name	sq ft	sq m	Rates Payable
Suite - 7, 8 & 9	3,586	333.15	£5.84 /sq ft
Suite - 11	655	60.85	£6.86 /sq ft
Suite - 13	1,058	98.29	£6.84 /sq ft
<b>Total</b>	<b>5,299</b>	<b>492.29</b>	

## Viewings

By arrangement with the agents.

## Terms

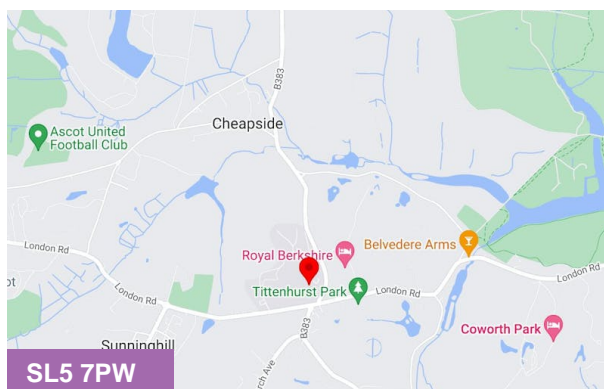
Available on a new, flexible lease for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The Tenant will be responsible for paying Business Rates direct to the local authority.

## Legal Costs & VAT

Each party to pay their own legal costs. We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



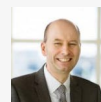
## Viewing & Further Information



### Helen Bewsey

01344 669009

[helen@pagehardyharris.co.uk](mailto:helen@pagehardyharris.co.uk)



### Nick Hardy

01344 312723 | 07715 032429

[nick@pagehardyharris.co.uk](mailto:nick@pagehardyharris.co.uk)



### Lucy Kirkup

01344 312722 | 07833 509532

[lucy@pagehardyharris.co.uk](mailto:lucy@pagehardyharris.co.uk)



### Iestyn Harris

01344 312724 | 07701 223733

[iestyn@pagehardyharris.co.uk](mailto:iestyn@pagehardyharris.co.uk)