



## Self Contained Offices Close To Sunningdale Station

### The Galleries

Charters Road, Sunningdale, SL5 9QJ

Office

**TO LET**

**932 sq ft**

(86.59 sq m)

- Ground Floor Offices
- Two allocated parking spaces
- Mixture of open plan, individual offices and meeting rooms
- Small Kitchen
- Short walk to Sunningdale Station

# The Galleries, Charters Road, Sunningdale, SL5 9QJ

## Summary

<b>Available Size</b>	932 sq ft
<b>Rent</b>	£22,500.00 per annum
<b>Rates Payable</b>	£4.50 per sq ft Small Business Rate relief may apply if assessed separately
<b>Service Charge</b>	£1,600 per annum Plus Buildings Insurance
<b>EPC Rating</b>	D (78)

## Description

The self contained ground floor office suite to the rear of The Galleries, Sunningdale offers a useful mixture of open plan space, managers offices/consulting rooms, meeting rooms, a small kitchen and WC facilities. There are two allocated parking spaces with additional potential to double park.

## Location

The Galleries are less than 5 minutes walk to Sunningdale Station which serves the London Waterloo to Reading line, just one stop from Ascot. The offices are located in a leafy residential area but within easy reach of local amenities such as Waitrose and the numerous restaurants and shops on London Road. Sunningdale has one of the most affluent catchment areas in the country and is an ideal address to locate your business.

## Accommodation

The accommodation comprises the following areas on an NIA basis:

Name	sq ft	sq m
Ground - Office	932	86.59

## Viewings

By arrangement with the agents.

## Business Rates

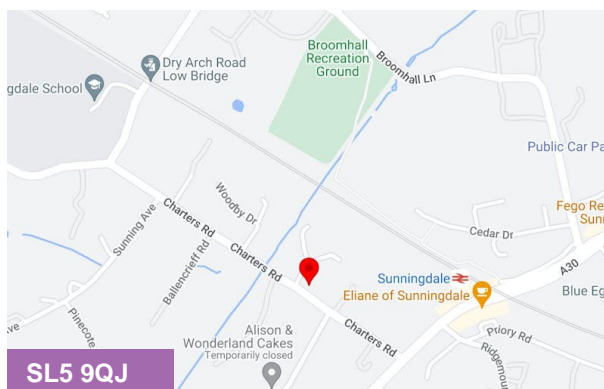
The Tenant will be responsible for the payment of Business Rates although the property may qualify for Small Business Rates relief.

## Legal Fees

Each party to pay their own legal fees

## VAT

We understand that the property is not elected for VAT (to be confirmed)



## Viewing & Further Information



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