



Self contained office building

3 Cheapside Court

Sunninghill Road, Ascot, SL5 7RF

Office

TO LET

776 to 1,607 sq ft

(72.09 to 149.30 sq m)

- Two storey, self contained building
- Kitchen and WC facilities
- Gas central heating
- 8 car parking spaces
- WCs on both floors
- Under floor and perimeter trunking
- Suspended ceiling

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Summary

Available Size	776 to 1,607 sq ft
Rent	£19.50 per sq ft
Service Charge	£1.25 per sq ft Subject to annual review
Car Parking	8 parking spaces
EPC Rating	D (100)

Description

Cheapside Court is an appealing development positioned on the edge of Windsor Great Park in a pleasant setting. Number 3 sits in a prominent position at the end of the terrace at the front of the development.

The office space can be open plan on both floors although there is currently some good quality partitioning, providing individual offices and a separate kitchen.

Location

Cheapside Court is a popular office development set in an attractive and well-maintained courtyard environment on the edge of Windsor Great Park close to Ascot Gate. There is easy access to the M3, M4 & M25 motorways. Sunningdale and Ascot mainline rail stations are a short drive away and provide regular services into London.

Accommodation

Name	sq ft	sq m	Rates Payable
Ground	776	72.09	£6,112.75 /annum
1st	831	77.20	£5,988 /annum
Total	1,607	149.29	

Viewings

By arrangement with the agents.

Terms

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

Business Rates

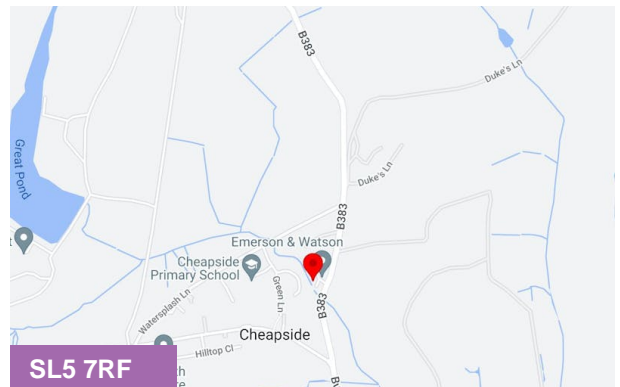
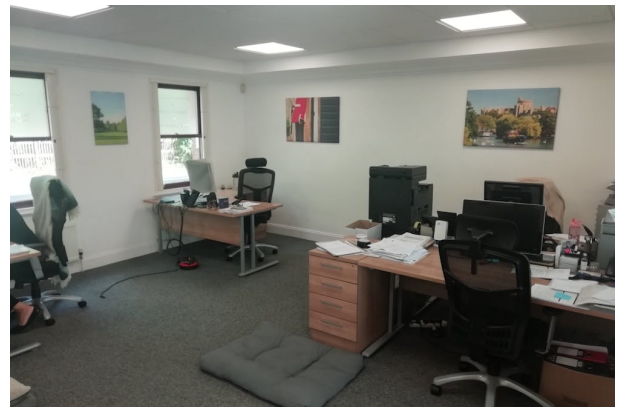
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Costs.

VAT

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



Viewing & Further Information



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