



Well established serviced office close to the centre of Ascot For
Sale

Index House

St. Georges Lane, Ascot, SL5 7ET

Office, Serviced Office

FOR SALE

15,196 sq ft

(1,411.75 sq m)

- Highly profitable serviced office business
- Index House has been in the same family for 60 years
- Excellent private parking with 101 spaces
- Close to Ascot High Street and Ascot Racecourse
- Tenant storage facility with a goods lift
- High occupancy levels with numerous long term occupiers

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Summary

Available Size	15,196 sq ft
Price	Price on application
Rates Payable	£6.97 per sq ft Business rates are the paid by the occupiers and most qualify for small business rate relief
Rateable Value	£212,125
EPC Rating	Property graded as C-E (69 to 123)

Accommodation

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

Name	sq ft	sq m	Availability
Lower Ground	1,329	123.47	Occupied
Ground	5,626	522.67	Occupied
1st	2,488	231.14	Occupied
2nd	1,640	152.36	Occupied
Basement - Annex	2,000	185.81	Occupied
Ground - Annexe	2,113	196.30	Occupied
Total	15,196	1,411.75	

Description

Index House is an attractive period building built for Lord Stanmore in 1872, whose father had been British Prime Minister (1852 - 1855). It has been owned by the same family now for over 60 years initially as an HQ for their international publishing business and then for several decades as a premium serviced office building. The property has been extended and upgraded over recent years with excellent parking provision added to give it one of the best parking ratios in the local area. The serviced office provider (Index House Limited) has developed as a strong stand alone and highly profitable business which can be purchased together with its property assets.

Location

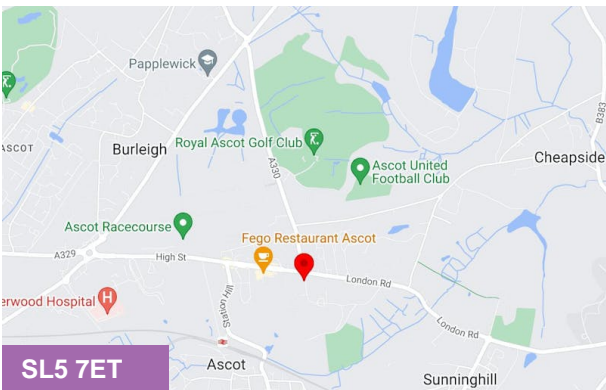
A short walk from Ascot High Street and Racecourse, Index House is an excellent location for high profile businesses. Windsor Great Park and Castle are close by as are Ascot and Sunningdale mainline railway stations. There are excellent road connections to the M3, M4 and M25, with Heathrow and Gatwick Airports within an easy drive. The local area also hosts some of the best regarded golf courses in the country along with high profile events such as the Windsor Horse Show and of course Royal Ascot.

Viewings

Strictly by appointment through sole agents Page Hardy Harris.

Special Conditions

Index House Limited, including the building and the highly profitable serviced office business, can be purchased as a going concern. Interested parties will be asked to provide ID and proof of funds and to sign an NDA before detailed information is provided.



Viewing & Further Information



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