



Contemporary refurbished offices in a beautiful period building

## Kingswick House

Sunninghill, Ascot, SL5 7BH

Office

# TO LET

**253 to 538 sq ft**

(23.50 to 49.98 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

# Kingswick House, Sunninghill, Ascot, SL5 7BH

## Summary

<b>Available Size</b>	253 to 538 sq ft
<b>Rent</b>	£45.00 - £50.00 per sq ft
<b>Business Rates</b>	Inclusive
<b>Service Charge</b>	Inclusive
<b>EPC Rating</b>	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	Availability
Lower Ground - Suite A	285	26.48	Available
Lower Ground - Suite B	253	23.50	Available
<b>Total</b>	<b>538</b>	<b>49.98</b>	

## Viewings

By arrangement with the agents.

## Terms

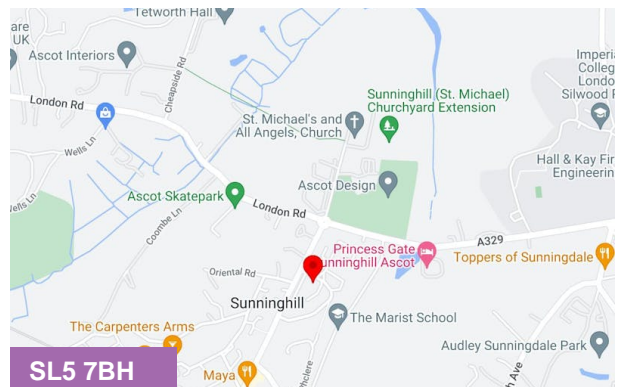
Available on flexible terms, inclusive of Business Rates, Service Charge and Utilities (excluding comms) directly from the Landlord.

## 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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