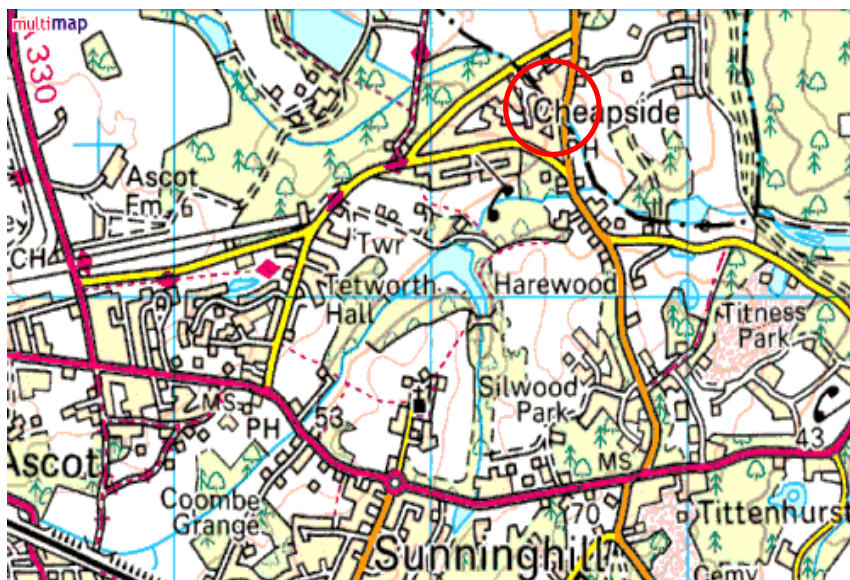


# TO LET

## OFFICE BUILDING

**1,607 sq.ft.  
(149.3 sq.m.)**

**3 Cheapside  
Court Cheapside  
Ascot  
Berks, SL5 7RF.**



### Offering Terms

A new full repairing and insuring lease at a rental level of £17 per sq.ft. per annum.

### Areas

Ground Floor	776 sq.ft.
First Floor	831 sq.ft.

**Net Area 1,607 sq.ft.**

## **LOCATION & DESCRIPTION**

Cheapside Court is a uniquely appealing development positioned on the edge of Windsor Great Park in a lovely setting. There is quick and easy access to both the M4 and M3 motorways, together with Ascot and Sunningdale mainline railway stations.

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.

## **AMENITIES**

- WC's on both floors
- Under floor and perimeter trunking
- IT cabling
- Full telephone system
- Good quality partitioning
- Suspended ceilings
- 8 parking spaces (plus visitor parking)
- Further visitors parking
- Excellent security system

## **BUSINESS RATES**

Rateable Value: £ 23,250

Rates Payable 2010/11 @41.4p/£ : £9,625

## **LEGAL COSTS**

It will be a condition of any transaction that the ingoing Tenant will make a contribution towards the Landlords costs to draw up a lease.

## **VAT**

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

## **VIEWING**

Strictly by prior appointment through Sole Agents :-

**Page Hardy Ltd.**  
**01344 669009**  
**[www.pagehardy.co.uk](http://www.pagehardy.co.uk)**