

TO LET

**SELF CONTAINED
OFFICE BUILDING**
Also Available
floor by floor

755 – 1,569 sq.ft.
(70 - 146 sq.m.)

4 Cheapside Court
Sunninghill Road
Ascot SL5 7RF



Offering Terms

A new FRI lease at a rental level of **£15 per sq.ft. pa exclusive** OR on flexible lease terms at **£22.50 per sq.ft pa inclusive**

(includes Electricity, Gas and Water, maintenance and repair of the building, boiler, fire & burglar alarms, electrics, gardens, car park, cleaning of WCs & common parts, buildings insurance & basic refuse collection, BUT NOT Business Rates, phones or contents insurance)

Areas

Ground Flr	755 sq.ft.
First Flr	814 sq.ft.
Net Area	1,569 sq.ft.

LOCATION & DESCRIPTION

This imposing self contained building forms part of a popular office development, set in an attractive well maintained courtyard environment on the edge of Windsor Great Park.

The ground floor has been partitioned to provide cellular offices and meeting rooms and the first floor is open plan.

Sunningdale mainline railway station (direct to Waterloo) is a short drive away, as are the M25, M3 and M4 motorways.

AMENITIES

- 8 designated parking spaces
- Further visitors parking
- Under-floor trunking
- Central heating
- Open plan & partitioned office space
- WC's on each floor
- Kitchen on first floor
- Suspended ceilings

BUSINESS RATES

Ground Floor Rateable Value £11,250 **Payable** 2010/11 @41.4p/£ - **£4,658**

First Floor Rateable Value £12,000 **Payable** 2010/11 @41.4p/£ - **£4,968**

(Individual occupiers may be able to claim small business relief)

LEGAL COSTS

It will be a condition of any transaction that the ingoing tenant will make a contribution towards the Landlord's legal costs incurred in drawing up the 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.

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www.pagehardy.co.uk