



Contemporary refurbished offices in a beautiful period building

## Kingswick House

Sunninghill, Ascot, SL5 7BH

Office

**TO LET**

**169 sq ft**

(15.70 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

|                |                         |
|----------------|-------------------------|
| Available Size | 169 sq ft               |
| Rent           | £55 per sq ft inclusive |
| Business Rates | Inclusive               |
| Service Charge | Inclusive               |
| EPC Rating     | 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  | Rent (sq ft) |
|-------------------|-------|-------|--------------|
| 2nd - Room 18     | 169   | 15.70 | £55          |
| Basement - Room A | 285   | 26.48 | £30          |

## Viewings

By arrangement with the agents.

## Terms

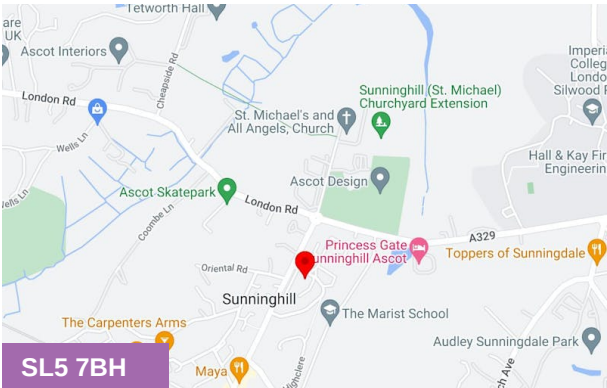
Available on flexible terms, inclusive of Business Rates, Service Charge and Utilities (excluding comms) directly from the Landlord.

## 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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