



Courtyard offices just off Ascot High Street

59B High Street

Ascot, SL5 7HP

Office

TO LET

1,288 sq ft

(119.66 sq m)

- Self contained ground floor office / studio
- 4+ private parking spaces
- Ideal for a range of professional and business uses
- Kitchen plus separate tea point / kitchenette
- Male & female WCs
- Studio style space with three separate entrances

Summary

Available Size	1,288 sq ft
Rent	£34,500 per annum
Rates Payable	£14,221.50 per annum From April 2026. To be confirmed with the local authority.
Rateable Value	£28,500
EPC Rating	D (86)

Description

A unique self contained property laid out entirely on the ground floor comprising 4 large rooms, 3 of which have their own entrance. There is a sizeable kitchen plus a separate tea point kitchenette and 2 WCs (with the space to add more). The property is suitable for offices, studio, showroom or consulting rooms and we understand benefits from E Class use (previously a solicitors office). There are 4 parking spaces tucked away in a cobbled courtyard, suitable for small or medium sized vehicles.

Location

Tucked away in a Courtyard setting, just off Ascot High Street, with numerous amenities close by including Sainsbury's, Costa, Starbucks and Boots. Ascot railway station is within walking distance which serves the London Waterloo line from Reading, with neighbouring towns Windsor and Bracknell only short drives away. The M3, M4 and M25 are also close by. Ascot also benefits from free parking.

Accommodation

Ground floor space of 1,288 sq.ft NIA and 1,446 sq.ft GIA

Name	sq ft	sq m
Ground - Room 1	382	35.49
Ground - Room 2	183	17
Ground - Kitchenette	34	3.16
Ground - Room 3	316	29.36
Ground - Room 4	311	28.89
Ground - Kitchen	62	5.76
Total	1,288	119.66

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to agreed. The lease will be direct with the Landlord.

Business Rates

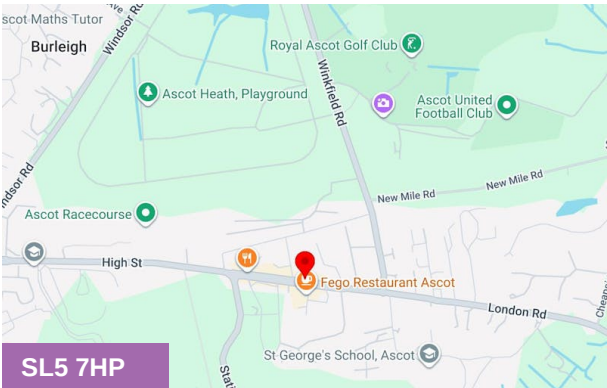
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT.



Viewing & Further Information



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