

Attractive First / Second Floor Offices To Let 1,016 - 2,551 sq ft / 94 - 237 sq m



SCAMMELL HOUSE, 9/12 HIGH STREET ASCOT BERKSHIRE, SL5 7JF

- 7 car parking spaces
- Further free car parking locally
- Raised Floors
- Carpeted throughout
- Central Heating

LOCATION

The property is located in the heart of Ascot, and backs on to the entrance of Ascot racecourse .

Ascot's mainline station is a short walk from the building and provides fast and regular services to London Waterloo in under an hour. Ascot also has excellent road links to both the M3 (J3) and M4 (J5 and 10) motorways.

Satnav - SL5 7JF

DESCRIPTION

Scammell House is an impressive 3 storey detached office building with available suites on the first and second floors. The first floor suite is vacant and the second floor suite will be available from the start of April 2012.

The property has the following amenities;

- 7 car parking spaces (at the rear), 4 spaces for 1st floor and 3 spaces for 2nd floor.
- Raised floors
- Kitchen facilities
- Suspended ceilings and integral lighting
- Open plan accommodation
- Shower facilities on second floor
- Fully carpeted

AREAS

	SQ FT	SQ M
First Floor	1,535	143
Second Floor	1,016	94
Total	2,551	237

NB The measurements quoted are calculated on a net internal basis in accordance with the RICS code of measuring practice Edition 6. However, any prospective tenant must satisfy themselves and not rely on the measurements provided. These are provided for indication purposes only.

OCCUPATION

Immediate upon completion of legal formalities.

TERMS

RENT	£17.50 per square foot p.a. exclusive
LEASE/LICENSE	A new flexible lease on terms to be agreed
BUSINESS RATES	Rates are payable direct to the local authority. For further information, please make representations direct to The Royal Borough of Windsor and Maidenhead on 01628 683800.

LEGAL COSTS

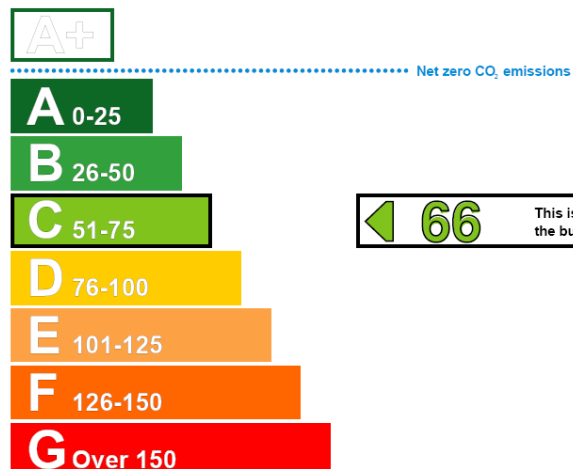
Each party will bear their own legal costs in connection with this transaction.

VIEWING

Strictly through joint sole letting agents:

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