PageHardyHarris
your property is our business

Flexible workspace in a prestigious Victorian building with superb road, rail and air links, with 24/7 access and free parking

Index House

St. Georges Lane, Ascot, SL5 7ET

Office

TO LET

197 to 484 sq ft

(18.30 to 44.97 sq m)

- High Speed WiFi
- Meeting Rooms
- Communal Kitchen and WC facilities
- Reception and mail handling services

Index House, St. Georges Lane, Ascot, SL5 7ET

Summary

Available Size	197 to 484 sq ft
Business Rates	Inclusive
Service Charge	Inclusive
EPC Rating	E (123)

Description

Index House is home to a thriving community of small businesses, freelancers and established companies in the heart of Ascot, Berkshire. Every office at Index House is fully furnished and ready to move into, with pricing that covers mail handling, secure storage and access to our communal kitchen and breakout areas. We also offer round-the-clock building access and free on-site car parking. Our friendly onsite team is always available to help, from welcoming your visitors at reception to handling deliveries and managing day-to-day requests.

Location

A short walk from Ascot High Street and Racecourse, Index House is an excellent location for high profile businesses. Windsor Great Park and Castle are close by as are Ascot and Sunningdale mainline railway stations. There are excellent road connections to the M3, M4 and M25, with Heathrow and Gatwick Airports within an easy drive. The local area also hosts some of the best regarded golf courses in the country along with high profile events such as the Windsor Horse Show and of course Royal Ascot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Lower Ground - Room 001	240	22.30	£995 /month + VAT
Ground - Room 106	484	44.97	£2,795 /month + VAT
1st - Room 210	197	18.30	£1,150 /annum + VAT

Viewings

By prior arrangement.

Terms

Rooms are available on flexible licences.

VAT

All figures are quoted excusive of VAT, which will be chargeable.

Viewing & Further Information

Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk

Lucy Owusu-Tucker
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk

Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk

Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 12/10/2026