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## Courtyard offices just off Ascot High Street

# 59B High Street

Ascot, SL5 7HP

Office

# TO LET

**1,288 sq ft**

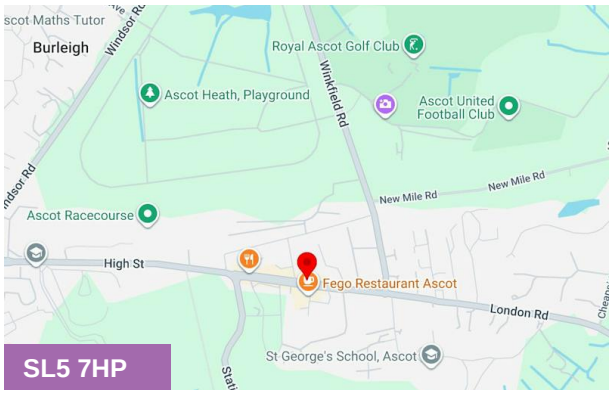
(119.66 sq m)

- 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

# 59B High Street, Ascot, SL5 7HP

## Summary

| | |
|---|---|
| **Available Size** | 1,288 sq ft |
| **Rent** | £34,500 per annum |
| **Rates Payable** | £14,221.50 per annum<br>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

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

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

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

**Helen Bewsey**
01344 669009
helen@pagehardyharris.co.uk



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