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Ground Floor Office Space in the Heart of Ascot

Ground Floor

Scammell House, 9 High St, Ascot, SL5 7JF

Office

TO LET

1,138 sq ft

(105.72 sq m)

- Iconic Office Building, newly Refurbished to High Spec
- Open Plan, Ground Floor with Meeting Room
- 2 Access Doors (Side and Front of Building)
- LED Lighting and Central Heating
- Kitchenette and 2 WCs
- 4 Parking Spaces (with further public parking available nearby)

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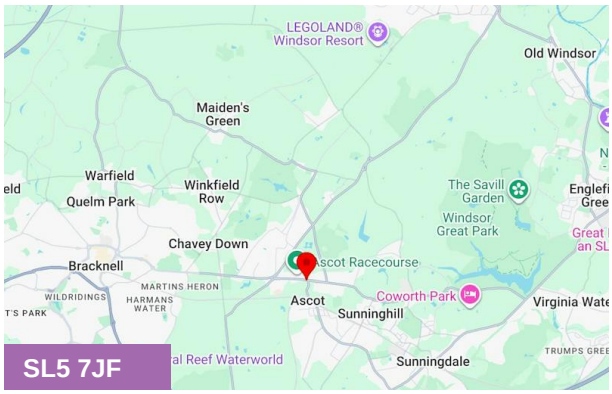
Summary

Available Size	1,138 sq ft
Rent	Rent on application
Business Rates	Yet to be rated. Rateable Value Estimated to be c. £22k pa
Service Charge	£3,760 per annum Subject to Annual Variances
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)







Description

Scammell House is an iconic Office Building that has recently been refurbished to a high specification. This Ground Floor, Open Plan space can be accessed either by the front door or side entrance.

It boasts a brand new Kitchenette, Meeting Room and 2 communal WCs. There is LED Lighting, Central Heating (can be remotely controlled) and Security Systems.

There is a generous parking ratio with 4 allocated parking spaces. There is also additional public parking nearby.

Location

Scammel House and it's walled/gated courtyards, is set just off of Ascot High Street. It therefore offers easy access to local facilities that include Sainburys and Tesco's Locals, Costa and Starbuck Coffee Shops, Fego, Zeus & Onyx Restaurants along with numerous Independent Health, Leisure and Retail outlets. A new Waitrose is in the process of being built.

Ascot railway station is just a short walk away along with Ascot Race Course. Easy access to the M3, M4 and M25. A 25 minute drive to Heathrow and direct regular rail services to London Waterloo and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,138	105.72

Viewings

By Appointment with the Agent Only

Terms

A new Lease direct with the Landlord

Viewing & Further Information



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