



Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD

ashurstmanor.com



CHARACTER OFFICES TO LEASE NEAR ASCOT & SUNNINGDALE

FIRST FLOOR SUITE AVAILABLE OF 4,752 SQ FT

INTRODUCTION

ASHURST MANOR IS AN IMPRESSIVE, FULLY REFURBISHED, TWO-STOREY OFFICE BUILDING SET IN THREE ACRES OF STUNNING GROUNDS AND SURROUNDED BY OPEN COUNTRYSIDE.

Conveniently located near the amenities of Sunninghill High Street, Ascot & Sunningdale town centres, and close to the M3 and M4 motorways, Ashurst Manor offers one final suite on the first floor fitted with meeting rooms and a kitchen, with generous on-site car parking.

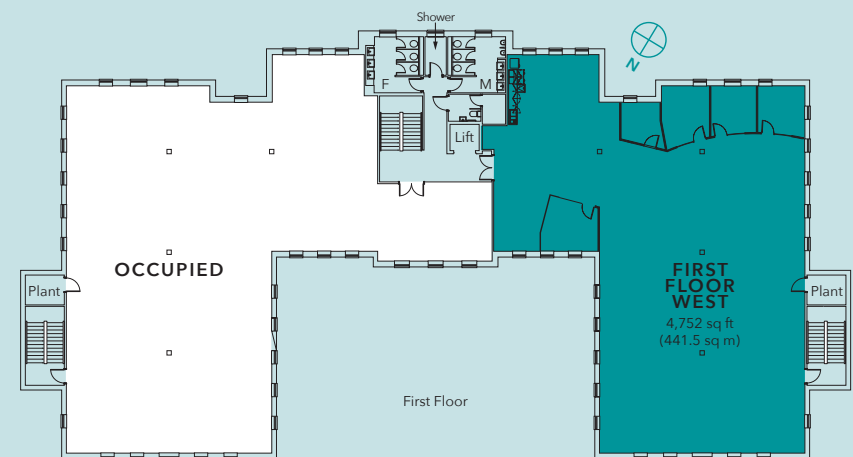


SPECIFICATION

- ❄ Air conditioning
- 👥 Meeting rooms
- 🍳 Fitted Kitchen
- 💡 LG3 lighting
- ⬆ Suspended ceilings
- ⬆ Raised access floors
- 🚶 8-person passenger lift
- 🚻 Male & female toilets
- 🚿 Shower
- 🅑 22 car parking spaces. Ratio of 1:216
- 🌳 Landscaped grounds

AVAILABLE SPACE

	SQ FT	SQ M
Ground	Occupied	
First Floor East	Occupied	
First Floor West	4,752	441.5





22*

ON-SITE
**CAR PARKING
SPACES**



Ashurst Manor is located at Ashurst Park on Church Lane, just off the A329 London Road, one mile east of Ascot town centre.

It is strategically located midway between the M3 and M4 motorways, and is easily accessible from the M25 motorway (junction 13) which is approximately seven miles away.



8

MINUTES WALK TO
**SUNNINGHILL
HIGH STREET**



Ascot and Sunningdale mainline stations are nearby and provide regular services to London Waterloo and Reading.

Sunninghill High Street is an 8 minute walk and provides a good range of local amenities including:



7

MINUTES DRIVE TO
**SUNNINGDALE
STATION & WAITROSE**

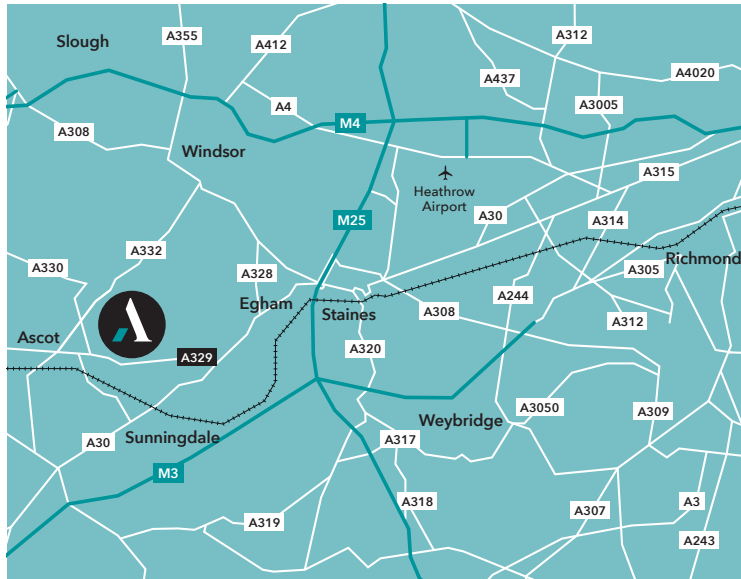


- Post Office
- The Sun Cafe
- Two convenience stores



6

MINUTES DRIVE TO
ASCOT STATION



51

MINUTES FROM
**SUNNINGDALE STATION TO
LONDON WATERLOO**



* Additional car parking spaces can be provided via a separate licence agreement

DEDICATED AND EXPERIENCED COMMERCIAL PROPERTY EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then, the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA, with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

LARGE PROPERTY PORTFOLIO

Our Orbit Southern team provide offices to let in the South East of England, including offices in Redhill, Brentford, Egham and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites located throughout the South East of England, all within easy access of the M25.

OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house property management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi-let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.



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IF YOU NEED SPACE TO OPERATE YOUR BUSINESS - MAKE IT OUR BUSINESS TO FIND YOU THAT SPACE



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