

# WINSLOW HOUSE

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



CHARACTER OFFICES TO LET IN A PARKLAND SETTING

SUITES OF 295 to 1,223 SQ FT



# INTRODUCTION

WINSLOW HOUSE IS A TWO-STOREY CHARACTER OFFICE BUILDING SET WITHIN THE STUNNING GROUNDS OF ASHURST PARK AND SURROUNDED BY OPEN COUNTRYSIDE.

Winslow House offers fully refurbished self-contained office suites near the amenities of Sunninghill High Street, Ascot & Sunningdale town centres.

Set in approximately three acres of stunning grounds with generous free on-site car parking, and close to the M3 & M4 motorways.



## SPECIFICATION

- ☒ Fully inclusive rent
-  Fibre broadband available
-  Parkland setting
-  Character property
-  Short term commitment
-  LED lighting
-  Refurbished male, female & accessible WCs
-  Communal Kitchen
-  Landscaped grounds
-  Allocated and additional free on-site car parking

## GROUND FLOOR AVAILABLE SPACE

ROOM	SQ FT	SQ M
Suite 2	295	27
Suite 3	301	28
Suite 7	627	58.3
<b>TOTAL</b>	<b>1,223</b>	<b>114</b>

## CAR PARKING

Suite 2	1 space
Suite 3	1 space
Suite 7	2 spaces





## 8

MINUTES WALK TO  
**SUNNINGHILL  
HIGH STREET**



Winslow House 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.

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:



Post Office



The Sun Cafe



Two convenience stores



## 7

MINUTES DRIVE TO  
**SUNNINGDALE  
STATION & WAITROSE**



## 6

MINUTES DRIVE TO  
**ASCOT STATION**



## 51

MINUTES FROM  
**SUNNINGDALE STATION TO  
LONDON WATERLOO**

**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.

For further information please contact Orbit Southern, or their agents



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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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