

ASHURST PARK, CHURCH LANE, SUNNINGHILL, NR. ASCOT, SL5 7DD

ASHURST MANOR



TO LET HIGH QUALITY OFFICES in a PARKLAND SETTING with EXCELLENT CAR PARKING 4,746 sq ft (441 sq m)



ASHURST MANOR

www.ashurstmanor.com

letting agents



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developers



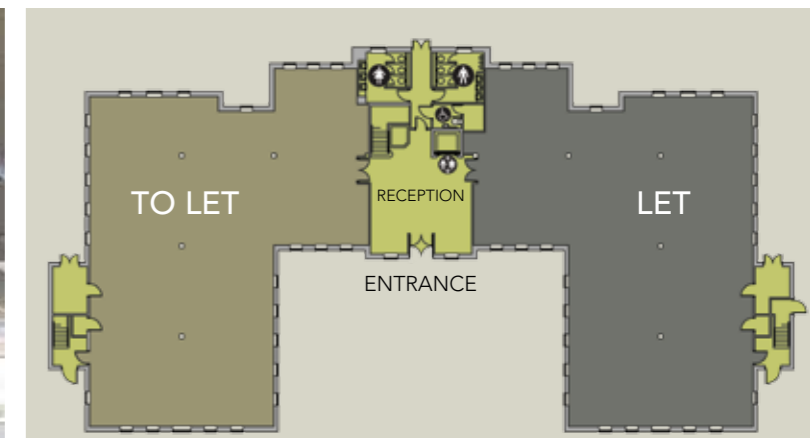
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DISCLAIMER: These Particulars are believed to be correct at May 2011, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property.



Location

Ashurst Manor is located at Ashurst Park on Church Lane, just off the A329 London Road, one mile south of Ascot Town Centre. It is strategically located midway between the M3 and M4 motorways, being easily accessible from the M25 motorway (junction 13) which is approximately seven miles distant. Ascot and Sunningdale main-line stations are close by and provide regular services to London Waterloo (approximately 45 minutes) and Reading (approximately 27 minutes).

Description

Ashurst Manor is a modern air-conditioned headquarters office building set in approximately three acres of attractive parkland grounds and surrounded by open countryside. The available accommodation comprises the ground floor East Wing which extends to 4,752ft² (441m²).

Local Facilities

The surrounding area benefits from a wide range of amenities, including Royal Ascot Racecourse (within one mile), world class golf courses at Wentworth and Sunningdale and a number of hotels, health and fitness clubs, restaurants and public houses.

The historic town of Windsor is within six miles. Its famed landmarks including Windsor Castle, Windsor Great Park and Legoland in addition to extensive

shopping and restaurant facilities attracts over seven million visitors a year.

Sunninghill Village Centre is within walking distance and offers a range of retail outlets, restaurants and coffee shops. Supermarkets and banking facilities are available at nearby Ascot and Sunningdale town centres.

Specification

- * Air-conditioning
- * Suspended ceilings
- * LG3 lighting
- * Raised floor
- * Male, female and disabled WC's
- * Landscaped grounds
- * 23 Car parking spaces (1,206 sq ft)
- * Additional parking available

Availability

Ground floor East Wing

Floor Area	sq m	sq ft
	441	4,746

Indicative photography