



## Attractive Detached Office Building Close To Sunningdale Station

### The Hall

Priory Road, Ascot, SL5 9RQ

Office, Other

**TO LET**

**703 sq ft**

(65.31 sq m)

- Ex Architect Studio & Offices
- Self contained building well laid out over two floors
- Kitchen and WC facilities
- Two private parking spaces
- Two minute walk to Sunningdale Station

# The Hall, Priory Road, Ascot, SL5 9RQ

## Summary

<b>Available Size</b>	703 sq ft
<b>Rates Payable</b>	£3,628.80 per annum approx, from April 2026.
<b>Rateable Value</b>	£8,400
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	E (116)

## Description

The main entrance from Priory Road leads via a reception hallway into contemporary open plan space laid out as an architects office. Access is gained to the lower ground floor via an internal staircase where further office/studio space is provided together with a meeting area and well fitted kitchen. There is also a loading door opening onto the rear car park where the office benefits from two private parking spaces. Additional public parking is available on Priory Road and free permit parking is also available in Sunningdale public car park.

## Location

The Hall is just a couple of minutes walk from Sunningdale Railway Station on the London Waterloo to Reading line, just one stop from Ascot and Virginia Water. The A30 provides convenient access to both the M25, M3 and M4 with Heathrow and Gatwick airports within easy driving distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground - Offices/Studio/Store	355	32.98
Ground - Offices	348	32.33
<b>Total</b>	<b>703</b>	<b>65.31</b>

## Viewings

By prior arrangement with the agent.

## Terms

The property is available by lease assignment at a passing rent of £15,000pa. The rent would increase to £17,500pa from the 2nd September 2026 review date.

## Business Rates

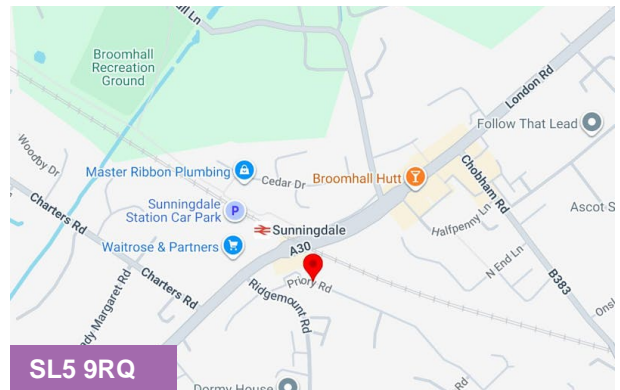
The tenant will be responsible for paying Business Rates directly to the Local Authority. 100% small business rate relief could apply.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



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