

**Surrey House****Ascot****Course Road****SL5 7HQ****Industrial Premises TO LET****7,785 sq.ft****Location**

Ascot is a small affluent town in east Berkshire, home to the famous Ascot Racecourse which hosts the prestigious Royal Ascot meeting. Berkshire House is situated on Ascot High Street within walking distance to the excellent retail and leisure facilities the town has to offer. The town is approximately 28 miles from Central London and 15 miles from Heathrow Airport.

Junction 10 of the M4 is 9 miles away, via the A329M whilst Junction 3 of the M3 is 5 miles to the south of the town. Ascot train station is within walking distance of Berkshire House and provides a regular rail service to London Waterloo (average journey time 46 minutes).

**Available Space\*** Area subject to confirmation by measured survey.

Unit	Sq.ft
Offices	775
Warehouse	7,010

## Description

Surrey House comprises warehouse premises with first floor offices of brick construction, it is split across a single main unit with a smaller attached unit to the rear. There are 14 parking spaces surrounding the building within the site. The warehouse has an eaves height of 4.9m and can be accessed by roller shutter doors on the Northern face of the building.

## Rent

The quoting rent is £12.50 per sq.ft.

## Terms

The property is available by way of a new FRI lease direct from the Landlord. Further details available upon request.

## Business Rates

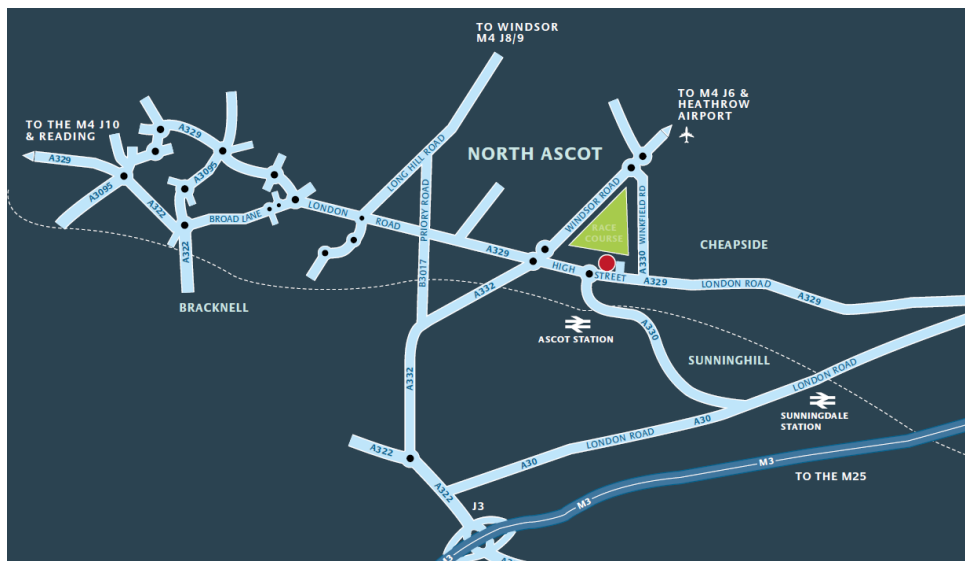
We recommend all interested parties make their own enquiries with the local authority.

## EPC's

C (rear building)  
D (front building)

## Viewing

Strictly by prior appointment with the sole agent, Campbell Gordon.



(Note: we have not tested the building services and we give no warranty as to their condition or operation)

**Campbell Gordon**  
Reading Bridge House  
READING  
RG1 8LS  
Tel: 0118 959 7555

**Subject to Contract**

**August 2023**

**Misrepresentation Act:** Campbell Gordon (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Campbell Gordon (and their Joint Agents where applicable) has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.