



## KINGS RIDE COURT

Kings Ride Court, Ascot, SL5 7JR



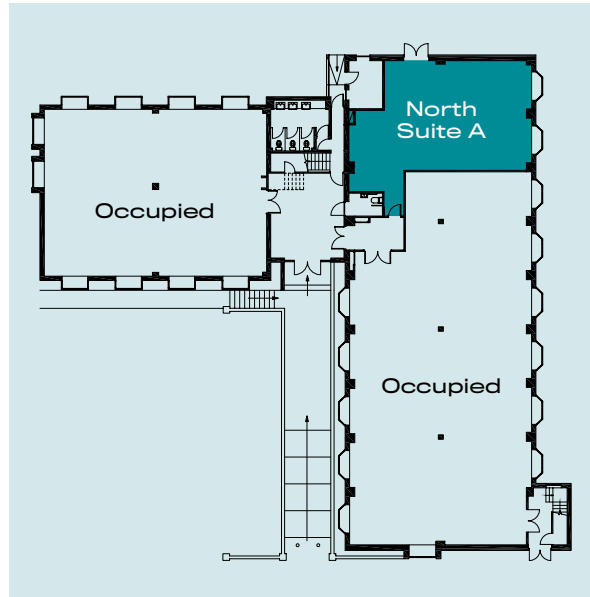
HIGH SPECIFICATION OFFICE BUILDING IN AN ATTRACTIVE PARKLAND SETTING

GROUND FLOOR SUITE AVAILABLE OF 957 SQ FT



KINGS RIDE COURT IS A HIGH QUALITY TWO-STOREY OFFICE BUILDING SITUATED IN STUNNING PARKLAND WITHIN WALKING DISTANCE OF ASCOT TOWN CENTRE.

Kings Ride Court offers one small fully refurbished suite on the ground floor totalling 957 sq ft (89 sq m).



AVAILABLE SPACE	
	Sq ft / Sq m
North Suite A	957 / 89
North Suite B	Occupied
South Suite	Occupied



SPECIFICATION

- VRV Air-conditioning
- Entryphone system
- CCTV
- Suspended ceilings
- LED lighting
- Full access raised floors
- Landscaped grounds
- Excellent car parking (3 allocated car parking spaces plus additional grasscrete parking)
- Building Manager (covering the Egham & Ascot portfolio)





3  
ON-SITE  
CAR PARKING  
SPACES\*



13  
MINS WALK TO  
ASCOT HIGH  
STREET



7  
MILES FROM  
THE M25



5  
MINS DRIVE TO  
ASCOT STATION



54  
MINS FROM  
ASCOT STATION  
TO LONDON  
WATERLOO



Set in beautiful parkland and located off Kings Ride, the property is close to Heatherwood Hospital and within easy walking distance of Ascot town centre and the world-famous racecourse.

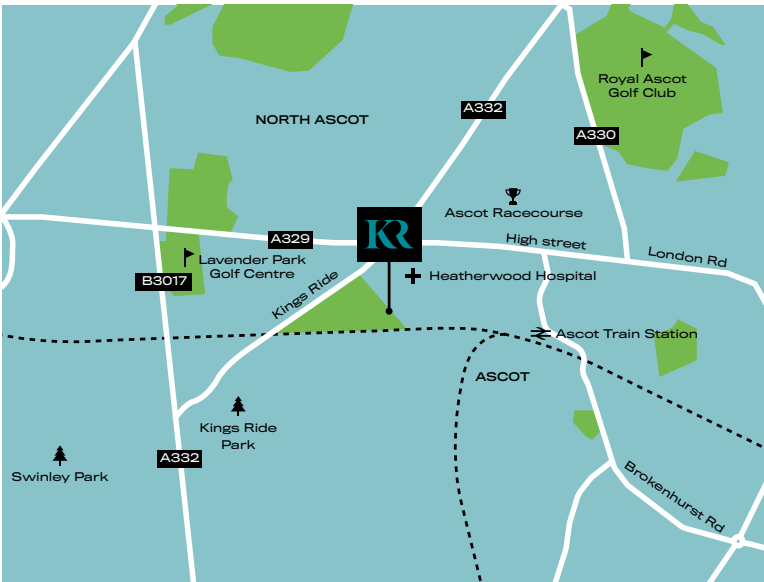
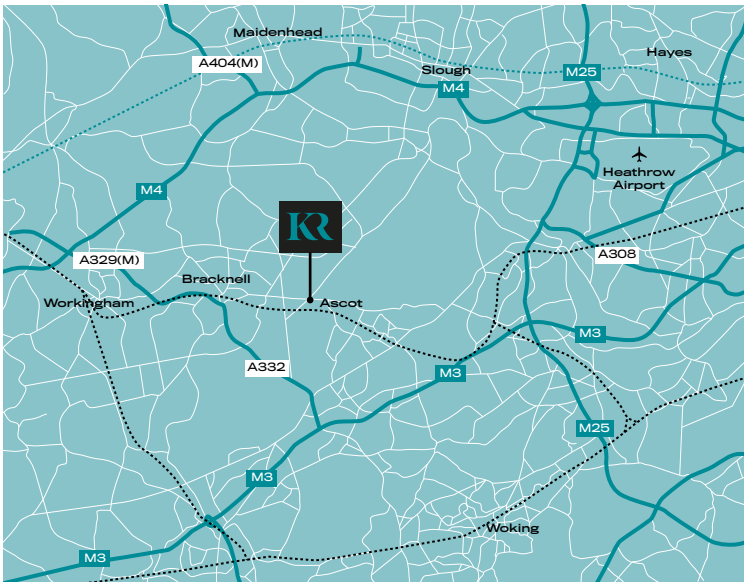
Ascot town centre provides an array of amenities including cafes, restaurants, convenience stores and banks.

Strategically located midway between the M3 and M4 motorways, the property is easily accessible from the M25 motorway which is approximately seven miles away.

Ascot mainline station is nearby and provides regular services to London Waterloo and Reading.

TRAVEL TIMES

Ascot to London Waterloo	54 mins
Ascot to Reading	29 mins



\* Additional grasscrete car parking is available



## 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 the Developer, Orbit Southern



[orbitsouthern.co.uk](http://orbitsouthern.co.uk)



[orbit-southern@emerson.co.uk](mailto:orbit-southern@emerson.co.uk)



[twitter.com/Orbit\\_Southern](https://twitter.com/Orbit_Southern)



020 8750 1410

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

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