

SUPERB B1 (OFFICE) OR D2 (GYM) PRE-LET OPPORTUNITY



KEY FEATURES

- Pre-let opportunity
- Stunning rural location with far reaching views over Sunninghill Park
- To be refurbished to a high standard retaining many original features
- Self-contained site
- Excellent car parking
- Planning obtained for either B1 Office or D2 Gymnasium uses.



Circa 5,000 sq ft (Potential to split)

SUNNINGHILL PARK DAIRY, SUNNINGHILL PARK, ASCOT, BERKSHIRE SL5 7RR



DESCRIPTION

The accommodation will provide a total of c.5,000 sq ft, with the main open plan vaulted room comprising just under 2,600 sq ft.

Many original features will be retained, including the stable doors and original iron roof frame stripped back and painted.

The layout of the main building is in a 'T-shape' (as shown overleaf) with the main area and two wings on either side.

Provision has been made for cycle storage and courtyard area for outside seating or landscaping as the occupier may require.

There is a separate standalone building at the front which is to be included within the main letting.

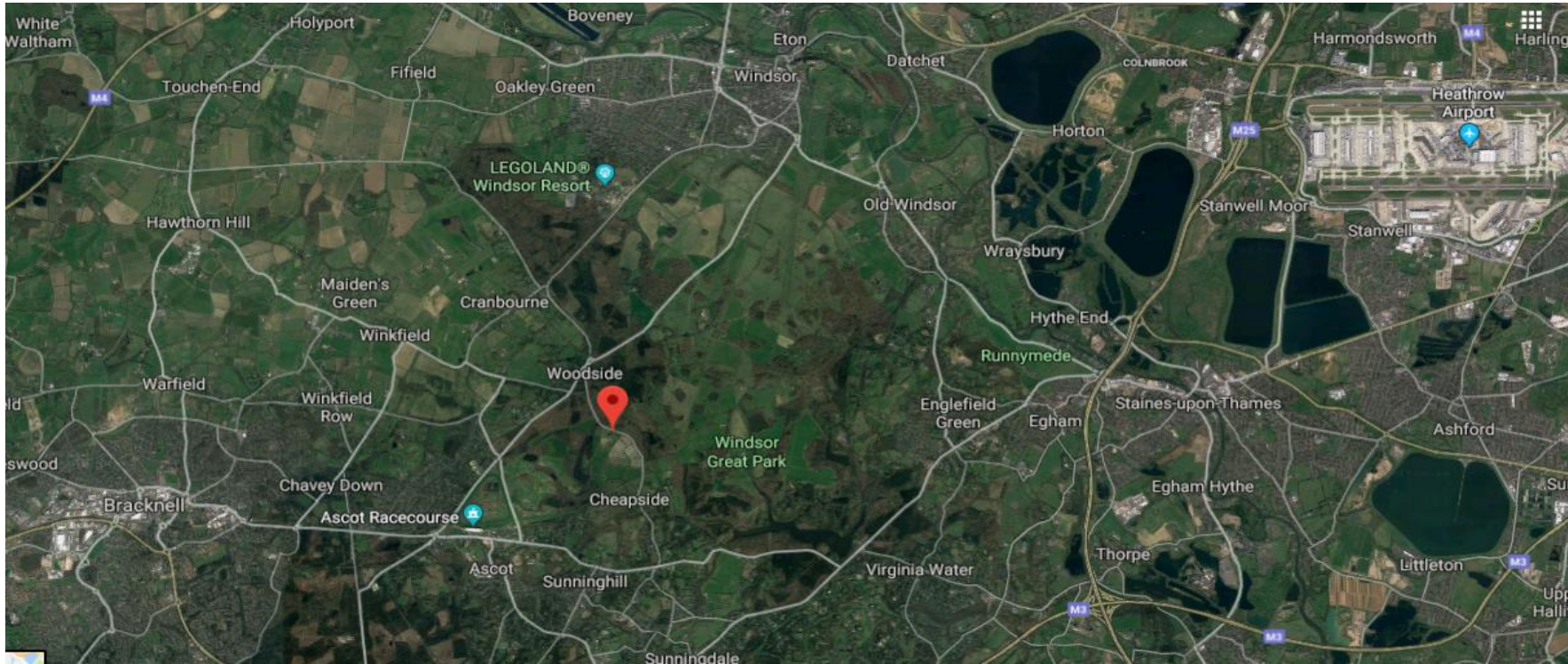
A comprehensive refurbishment is to be undertaken. It is expected to include air conditioning, new double-glazed windows, and new cabling and services.

Consideration may be given to split the building, however, the strong preference is to let the whole building to a single occupier.

Interest is sought from both office and gym use occupiers.



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LOCATION

Set in a stunning rural location, Sunninghill Park is part of Windsor Great Park and is accessed off the B383 Sunninghill Road between Ascot and Windsor. Windsor is conveniently situated approx 5 miles away, where the M4 motorway gives a direct route into the capital and to Heathrow Airport, and also has easy access to the M25. There are two central train stations in Windsor, from where passengers can travel directly to Waterloo, or to Paddington and Reading via the Windsor to Slough shuttle. Ascot, approx 3 miles away, provides a well-established High Street with a number of independent retailers, with a train station that also links directly with London Waterloo (54 mins) and Reading (29 mins). The M3 motorway (Junction 3) is approx. 8 miles away.

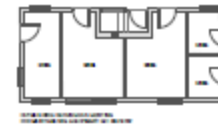
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Graphic Scale 1:100
0 10 20 30 40 50 60 70 80 90 100

SCHEDULE OF AREAS

Description	Sq.m.	Sq.ft.
Rear Office		
Main Office	240.28	2,586
Balcony Office	31.56	339
Total	271.84	2,926
Front Office		
Left hand wing (suggested kitchen on plan)	38.03	409
Central office (reception on plan)	67.88	731
Right hand wing	74.57	803
Cycle store	17.63	190
Total	198.11	2,132
Stand Alone Office		
Approximate Area	38.28	412



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PLANNING

1. Planning permission was obtained on 4 August 2017 for change of use from the current agricultural building to B1 (office) use. Please see the Bracknell Forest Council website for details (ref 17/00576/FUL).
2. Planning permission was obtained on 12th March 2019 for change of use from the current agricultural buildings to D2 (gymnasium) use. Please see the Bracknell Forest Council website for details (ref 18/01137/FUL).

RENT

£30.00 per sq ft exclusive

TENURE

A new lease is available on terms to be agreed.

EPC

An EPC will be provided post-completion.



AVAILABILITY

ASAP

LEGAL COSTS

Each party to bear their own legal costs incurred.

VIEWING

Strictly by appointment only.

CONTACT

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