



Small self contained industrial/business unit with high eaves

Unit C

Station Works, Lyndhurst Road, Ascot,
SL5 9ED

Industrial TO LET

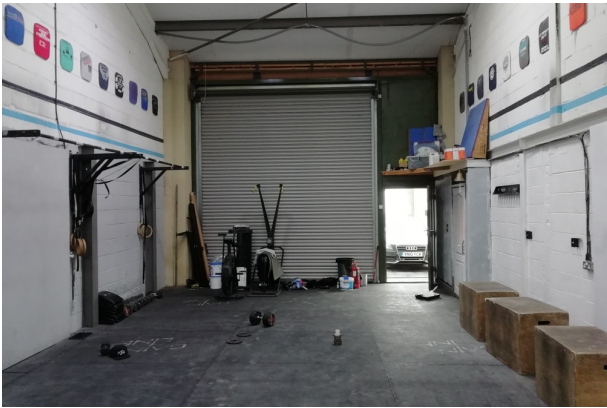
916 sq ft
(85.10 sq m)

- Large 4m wide roller shutter door
- Separate pedestrian access door
- Secure yard setting
- Double glazing a low and high level to rear elevation
- Own WC and services for a small kitchenette if required
- Parking / loading area for two or three vehicles in front of the unit
- 5m eaves with the apex at 7m +

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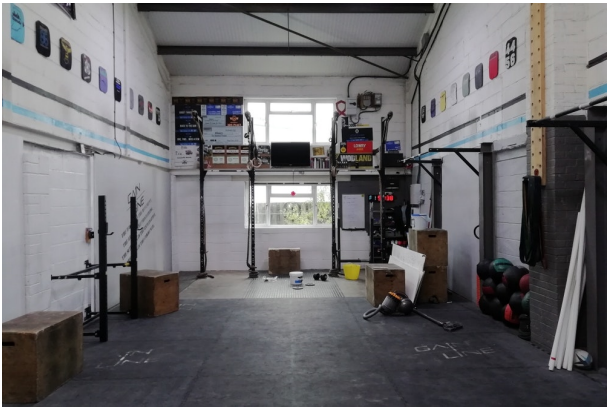
Summary

Available Size	916 sq ft
Rent	£16,000 per annum
Rates Payable	£5.39 per sq ft approx. Please check these figures with the Local Authority.
Rateable Value	£9,900
Service Charge	Upon Enquiry
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand



Description

Unit C is a rarely available small self contained high eaves business unit suitable for storage or light industrial use. It benefits from a 4m high by 4m wide roller shutter door with a separate pedestrian access to one side. There is an allocated parking and loading area immediately in front of the unit that can accommodate two or three vehicles.



Location

The business unit is located in a secure yard with gates that are closed outside of opening hours with security code access . The property is adjacent to Ascot Station and is only a short walk from the many facilities on Ascot High Street. The M3 , M4 and M25 motorways are all within easy reach.

Accommodation

Name	Sq ft	Sq m	Availability
Unit - C	916	85.10	Available

Viewings

By arrangement with the agent



Viewing & Further Information



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