

W WINSLOW HOUSE

Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD



CHARACTER OFFICES TO LEASE NEAR ASCOT & SUNNINGDALE
FROM 102 TO 539 SQ FT

INTRODUCTION

WINSLOW HOUSE IS A TWO-STOREY CHARACTER OFFICE BUILDING SET WITHIN THE STUNNING GROUNDS OF ASHURST PARK AND SURROUNDED BY OPEN COUNTRYSIDE.

Winslow House offers fully refurbished self-contained office suites near the amenities of Sunninghill High Street, Ascot & Sunningdale town centres.

Set in approximately three acres of stunning grounds with generous free on-site car parking, and close to the M3 & M4 motorways.

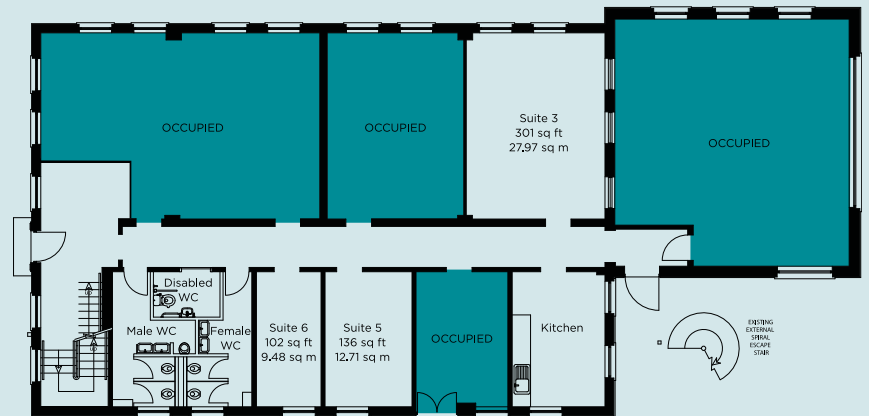


SPECIFICATION

- Fully inclusive rent
-  Fibre broadband available
-  Parkland setting
-  Character property
-  Short term commitment
-  LED lighting
-  Suspended ceilings
-  Male & female WC's
-  Kitchen
-  Landscaped grounds
-  Excellent car parking ratio

GROUND FLOOR AVAILABLE SPACE (Measured in accordance with IPMS3)

ROOM	SQ FT	SQ M
Suite 1	Occupied	
Suite 2	Occupied	
Suite 3	301	27.97
Suite 4	Occupied	
Suite 5	136	12.71
Suite 6	102	9.48
TOTAL	539	50.1





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ON-SITE
CAR PARKING
SPACES



Winslow House is located at Ashurst Park on Church Lane, just off the A329 London Road, one mile east of Ascot town centre.

It is strategically located midway between the M3 and M4 motorways, and is easily accessible from the M25 motorway (junction 13) which is approximately seven miles away.



8

MINUTES WALK TO
SUNNINGHILL
HIGH STREET



Ascot and Sunningdale mainline stations are nearby and provide regular services to London Waterloo and Reading.

Sunninghill High Street is an 8 minute walk and provides a good range of local amenities including:



7

MINUTES DRIVE TO
SUNNINGDALE
STATION & WAITROSE



- Post Office
- The Sun Cafe
- Two convenience stores



6

MINUTES DRIVE TO
ASCOT STATION



51

MINUTES FROM
SUNNINGDALE STATION TO
LONDON WATERLOO



* Additional car parking spaces can be provided via a separate licence agreement

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 letting agent or the Developer, Orbit Southern



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



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