

CONTEMPORARY NEW OFFICE SUITES IN AN EXCELLENT **CENTRAL ASCOT** LOCATION

Berkshire House

ASCOT

FLEXIBLE NEW OFFICE SUITES

A prestigious address, a professional and stimulating environment with a fantastic location close to Ascot Racecourse



Entrance to Ascot Racecourse

LOCATION

Berkshire House is situated on Ascot High Street within walking distance of all town centre amenities including Tesco, Starbucks and Toni & Guy.



DESCRIPTION

Berkshire House provides two floors of contemporary office suites which have recently been completely refurbished to provide high quality accommodation.

COMMUNICATIONS

Ascot is situated 28 miles west of Central London and 15 miles from Heathrow Airport.

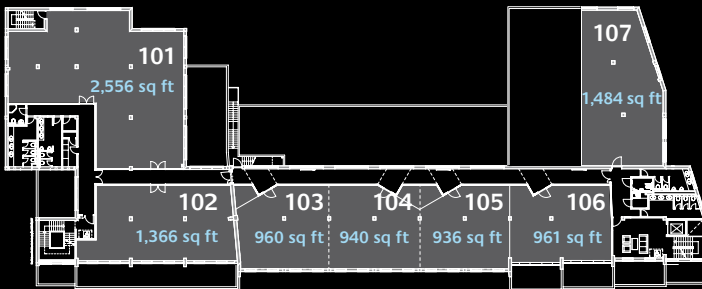
The M4 (junction 10) is 7 miles away, via Bracknell and the A329M. The M3 (junction 3) is 4 miles to the south.

Ascot train station is within walking distance and provides a regular train service to London Waterloo (average journey time 46 minutes).

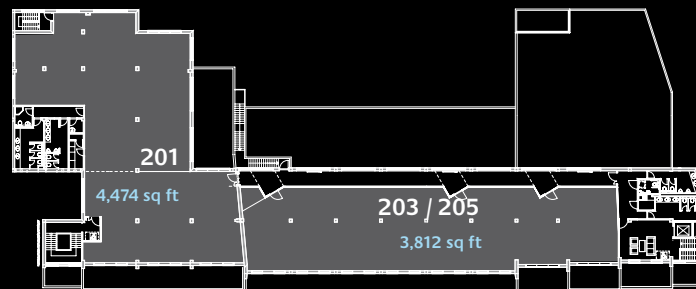
SPECIFICATION HIGHLIGHTS

- Various suite sizes from 1,000 to 17,489 sq ft
- Private dedicated parking at a ratio of 1:413 sq ft (42 spaces) and bike store
- New air conditioning throughout
- Remodelled front elevation incorporating new double glazing
- Cat 6 cabling in place
- New entrance and lift (DDA compliant)
- Attractive first & second floor reception areas
- New kitchen, WCs and showers

FIRST FLOOR: Total 9,203 sq ft



SECOND FLOOR: Total 8,286 sq ft



Suites can be sub-divided to suit occupier needs – possible sub-divisions shown





Berkshire House



www.berkshirehouseascot.co.uk



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