

WINSLOW HOUSE

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



CHARACTER OFFICES TO LET IN A PARKLAND SETTING

SUITES FROM - 295 - 592 SQ FT

INTRODUCTION

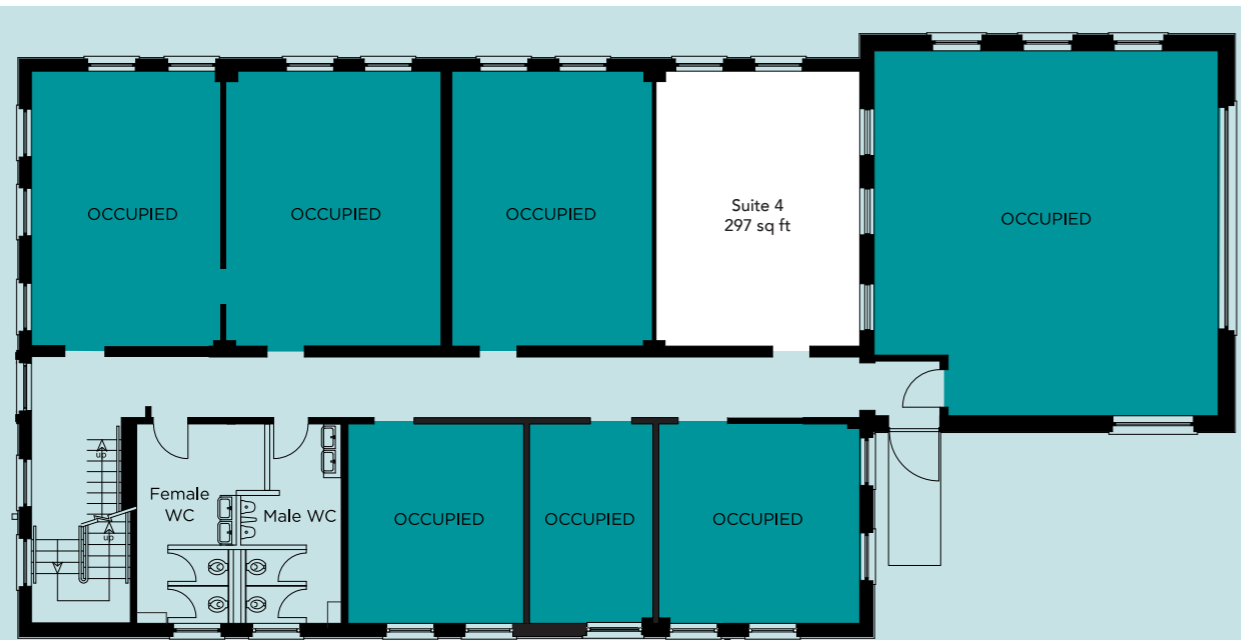
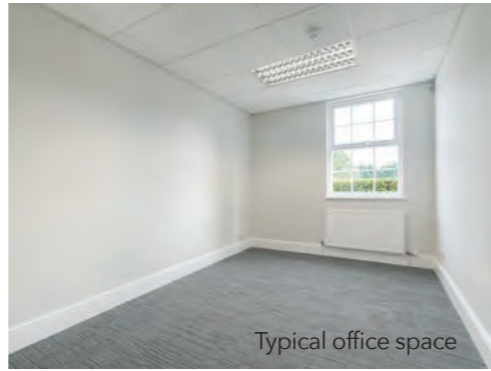
WINSLOW HOUSE IS A TWO-STOREY CHARACTER OFFICE BUILDING SET WITHIN THE STUNNING GROUNDS OF ASHURST PARK AND SURROUNDED BY OPEN COUNTRYSIDE.

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
-  Refurbished male, female & accessible WCs
-  Communal Kitchen
-  Landscaped grounds
-  Allocated and additional free on-site car parking



FIRST FLOOR AVAILABLE SPACE

ROOM	SQ FT	SQ M
Suite 4	297	28
TOTAL	297	28



8
MINUTES WALK TO
**SUNNINGHILL
HIGH STREET**






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.

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:

-  Post Office
-  The Sun Cafe
-  Two convenience stores



7
MINUTES DRIVE TO
**SUNNINGDALE
STATION & WAITROSE**



6
MINUTES DRIVE TO
ASCOT STATION



51
MINUTES FROM
SUNNINGDALE STATION TO
LONDON WATERLOO



LOCATION

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 Orbit Southern, or their agents



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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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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. JAN2024