

# 2 QUEEN'S SQUARE, ASCOT BUSINESS PARK

2 Queen's Square, Ascot Business Park, Lyndhurst Road, Ascot, SL5 9FE

Quality ground floor offices to let – 1,300 sq ft





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The offices are fitted out to a Grade A specification and include the following features:

- Suspended ceilings with motion activated LG7 compliant lighting
- Energy efficient air conditioning systems.
- Fully accessed raised floors.
- Good floor to suspended ceiling height of 2.68m ( 8.8 ft).
- WC facilities on each floor including disabled WC and showers.
- 12 person passenger lift
- Generous reception area.
- BREEAM rating – Very Good.
- 4 parking spaces

## **Business Rates:**

Rateable value £26,500.

Current year's rates payable £5,900, after transitional relief.

## **Service charge:**

£4,931 pa + vat.

## **Electricity:**

£1,125 pa + vat.

(These figures provided by the tenant).



Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. October 2017

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