

BAGSHOT

East Wing, The Old Stables,
GU19 5PJ



CHARACTER OFFICE WITH MODERN FINISH

OFFICE TO LET

6,667 SQ FT

- Self-Contained Office Building
- Excellent Parking, unrivalled in locality
- Easy access to Bagshot & Ascot town centres & stations
- M3 Motorway (Jct 3) just 3 minutes drive away
- Grade II Listed Building with modern aspects
- Air-conditioned throughout
- Fibre Connectivity

Grade II Listed Office Building but with modern finishes, fibre connectivity, set within the landscaped grounds of Bagshot Park.



Summary

Available Size	6,667 sq ft
Rent	£19.50 per sq ft
Rates Payable	£7 per sq ft
Rateable Value	£90,000
EPC Rating	Upon Enquiry

Description

The East Wing comprises a two-storey self-contained Grade II office building with a mixed configuration of open plan and cellular style office accommodation. The ground floor currently comprises a number of meeting rooms of various useful sizes (from private phone call type 1-2 person, to board room size), a single open plan office area, comms room - full dedicated fibre connectivity, reception, kitchen/break out area, tea points, a number of WC's and showers per floor. The 1st floor similarly provides a mixed configuration, however there are more open plan office areas with two separate meeting rooms, two further individual offices, a tea point and separate WC's that include a shower. Externally there is a garden for the sole use of the occupier, along with car parking for between 25-30 cars (more available by separate licence).

Location

Bagshot Park itself is accessed from an entrance and private driveway situated directly off the A30 London Road. In addition to the A30, the A322 linking Bracknell to the M3 Junction 3 is only a short drive away, and Bagshot train station is within walking distance of the Park providing additional accessibility options (one stop to Ascot, then change to London Waterloo line). It is therefore well-located despite its secluded and rural setting.

Accommodation

The building comprises a self-contained two storey office that could be offered as a whole or potentially in part on a floor-by-floor basis.

Name	Sq ft	Sq m	Tenure	Availability
Ground	3,648	338.91	To let	Available
1st	3,019	280.47	To let	Available
Total	6,667	619.38		

Specification

Fully air-conditioned VRV.

Modern suspended ceiling finishes (other than vaulted and beamed feature meeting rooms).

Fibre line comms connectivity; high up and download speeds.

Spectacular landscaped grounds.

Viewings

Strictly by appointment through Vail Williams LLP.

Terms

A new lease will be offered on terms to be agreed.



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