

**3****QUEEN'S  
SQUARE****ASCOT SL5 9FE****OFFICE TO LET 2,089 SQ FT****MODERN GRADE A SELF-CONTAINED OFFICE UNIT  
LOCATED ON THE DESIRABLE ASCOT BUSINESS PARK**

- **Suspended ceilings with new LED lighting**
- **Energy efficient air conditioning system**
- **Full access raised floors**
- **WC facilities including disabled WC and shower**
- **7 allocated parking spaces with overflow and visitors parking area**
- **BREEAM rating – Very Good**

**DESCRIPTION**

3 Queen's Square comprises a prominent self-contained modern office building. The floors are arranged over ground and first floors, and have recently been refurbished to a Grade A specification with their own entrance and reception area. The unit comes with 2 meeting rooms, kitchenette and storage room.

**ACCOMMODATION**

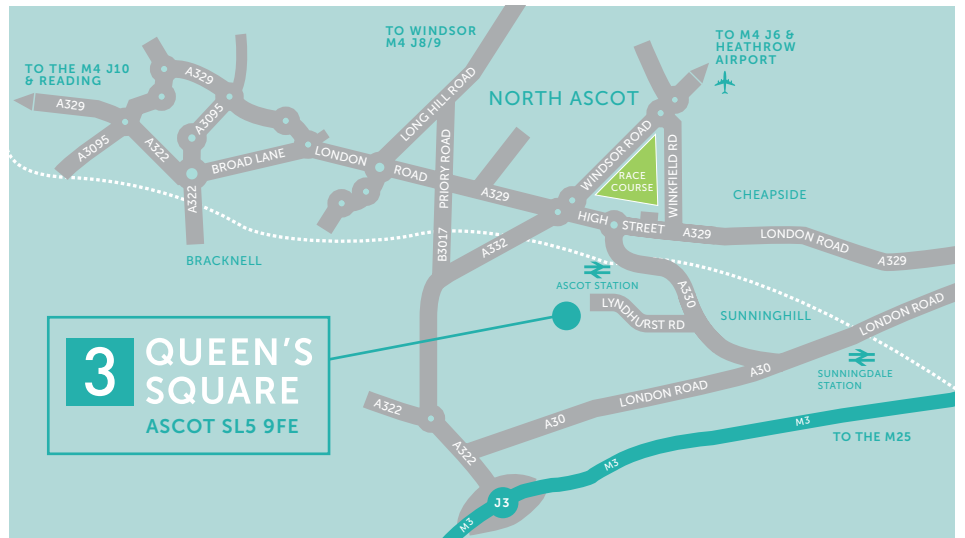
FLOOR	SQ FT	SQ M
Ground	996	92.53
First	1,094	101.64
<b>Total</b>	<b>2,090</b>	<b>194.17</b>





## LOCATION

Ascot is an affluent town with a broad provision of goods and services. Unit 3 is located in a courtyard development of similar units. The business park is strategically located, just 0.2 miles from Ascot train station with direct trains to Central London hubs taking 54 minutes. The business park also has excellent road links, being just 4.2 miles from the M25, 2.7 miles from the A30 and 4.1 miles from the A322. Central London is 29.4 miles by road.



## RENT

£28.50 per sq ft

## EPC RATING

B (35)

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