



ASHURST MANOR

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







SPACE TO
B R E A T H E

ASHURST MANOR IS A MODERN,
FULLY REFURBISHED, TWO-STOREY
OFFICE BUILDING SET IN APPROXIMATELY
THREE ACRES OF STUNNING GROUNDS
AND SURROUNDED BY OPEN COUNTRYSIDE.

O P E N

S P A C E

The surrounding area benefits from a wide range of amenities including Royal Ascot Racecourse, world-leading golf courses at Wentworth and Sunningdale, several hotels, health & fitness clubs, restaurants and pubs.

The historic riverside town of Windsor is a mere six miles away with its famous castle and Great Park.



Sunninghill village centre is within walking distance and offers a range of shops, restaurants and coffee shops. Supermarkets and banking facilities are available at nearby Ascot and Sunningdale town centres.

Local amenities

- Ascot Grill
- Costa - Ascot
- Starbucks - Ascot
- Barclays Bank - Sunningdale
- Waitrose - Sunningdale

Fine dining

- The Waterside Inn - Bray
- The Fat Duck - Bray

Golf clubs

- Wentworth
- Sunningdale
- Ascot

Hotels

- Coworth Park
- Royal Berkshire
- Macdonald Berystede Hotel and Spa



Royal Berkshire hotel



Fine dining



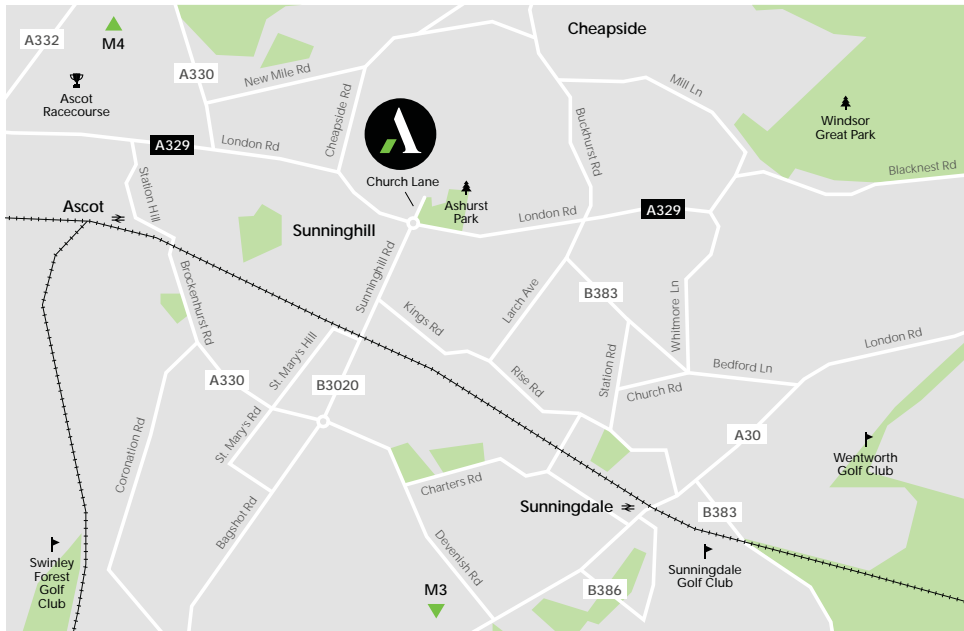
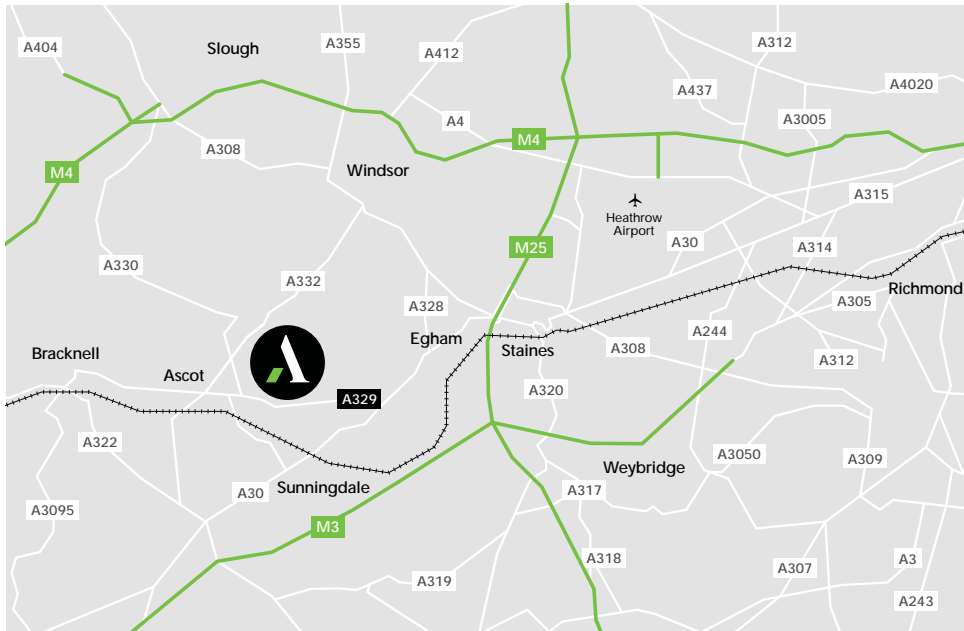
Royal Ascot



Coworth Park



LOCATION



Finding us

Ashurst Manor is located at Ashurst Park on Church Lane, just off the A329 London Road, one mile to the east of Ascot town centre.

The building is strategically located midway between the M3 and M4 motorways, and is easily accessible from junction 13 of the M25.

Ascot and Sunningdale mainline railway stations are close by and provide regular services to London Waterloo and Reading.

Heathrow airport is a mere 12 miles away and readily accessible via the M25.

Travel times

Ascot to London Waterloo 54 minutes

Ascot to Reading 29 minutes

SAT NAV REFERENCE: SL5 7DD



FIRST FLOOR

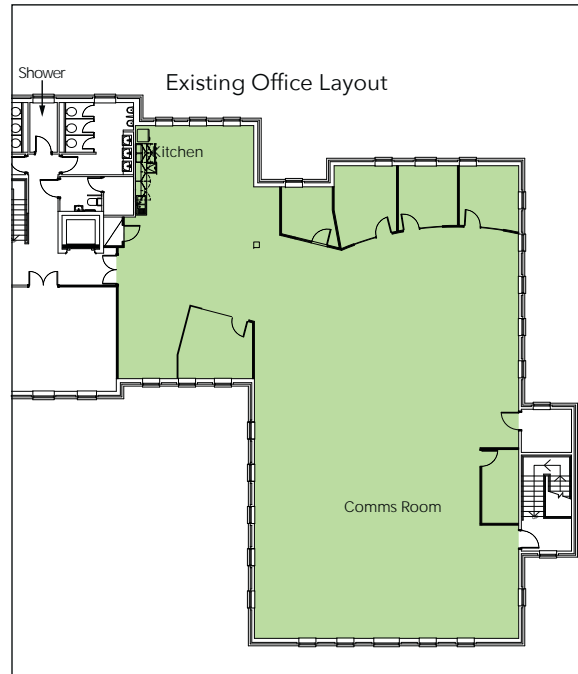
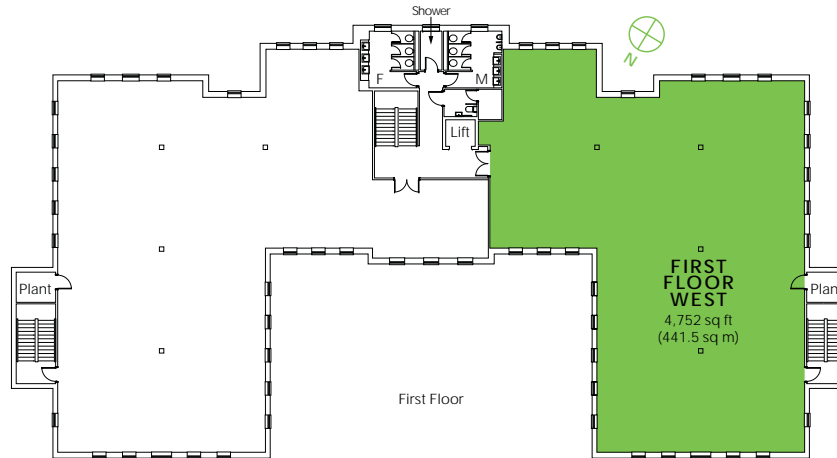
WEST

4,752 SQ FT (441.5 SQ M)

Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD
www.ashurstmanor.com

SPECIFICATION

- Air conditioning
- LG3 lighting
- Suspended ceilings
- Raised access floors
- 8-person passenger lift
- Male & female toilets
- Shower
- Excellent car parking -
Ratio 1:207 sq ft, 23 spaces
- Landscaped grounds



Letting agent



Paul Flannery
paulf@desouza.co.uk

Developer



Campbell Gordon and De Souza for themselves and for the vendors or lessors of this properties, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Campbell Gordon or De Souza has any authority to make or give any representation of warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition. August 2017.

Ashurst Park, Church Lane, Sunninghill, Ascot, SL5 7DD
www.ashurstmanor.com

Letting agent



Paul Flannery
paulf@desouza.co.uk

Developer



Campbell Gordon and De Souza for themselves and for the vendors or lessors of this properties, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Campbell Gordon or De Souza has any authority to make or give any representation of warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition. March 2018.