



## Office 11

New Boundary House, London Road, Ascot, SL5 0DJ

**All inclusive managed space  
for 3-4 people**

**3 to 5 Desks**

- Inclusive fee
- Prestigious address
- 2 Parking spaces

# Office 11, New Boundary House, London Road, Ascot, SL5 0DJ

## Summary

<b>Available Size</b>	3 to 5 Desks
<b>Rent</b>	£950 per month
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

New Boundary House is an attractive period property enjoying a prominent position on the A30 in Sunningdale. The building now provides a mix of offices together with kitchen facilities and a prestigious board room.

Set within well maintained landscaped grounds New Boundary House is home to a wide variety of businesses.

Office 11 is on the 1st floor and could suit a team of 2-4 people. It is available by way of a flexible inclusive licence.

## Location

New Boundary House is set in the centre of Sunningdale on a site fronting the A30. Sunningdale Railway Station with its regular service to London Waterloo is within 500m and there are excellent road connections with quick and easy access to the M3, M4 and M25 motorways.

The immediate environs include all the banks, shops and restaurants in the centre of Sunningdale

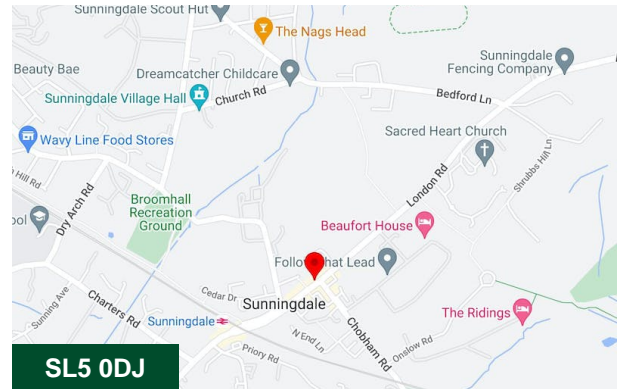
## Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - [matthew@derwenthillside.co.uk](mailto:matthew@derwenthillside.co.uk) - 07950 464618

## Terms

The space is offered by way of licence on an inclusive basis, which will cover licence fee, business rates, service charge, heating and power but will be exclusive of telephone and internet services. The current rate is £950 per month



## Viewing & Further Information



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