



AVAILABLE JULY 2026

The Garden Room

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

**All inclusive managed space
for 2-3 people**

2 to 3 Desks

- Inclusive fee
- Prestigious address
- 1 Parking space

Summary

Available Size	2 to 3 Desks
Rent	£350 per month
Business Rates	Upon Enquiry
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The Garden Room forms part of a high quality wooden outbuilding set in the grounds an attractive period property. The site enjoys a prominent position on the A30 in Sunningdale. The main building provides kitchen and toilet facilities together with a prestigious board room.

Set within well maintained landscaped grounds the property is home to a wide variety of businesses.

Office 8 is well decorated and would suit a team of 4 - 6 people. It is available by way of a flexible inclusive licence from January 2025.

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

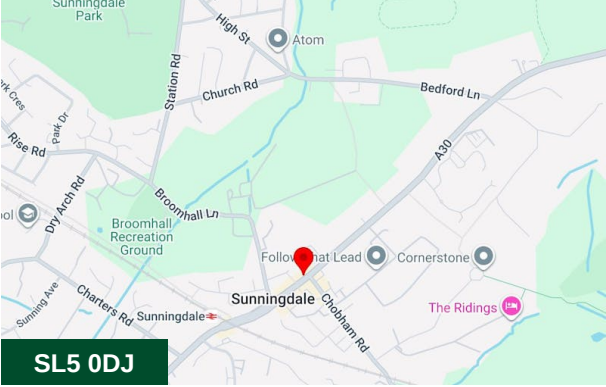
Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - matthew@derwenthillside.co.uk - 07950 464618

Terms

The space is offered by way of licence on an inclusive basis, which will cover licence fee, service charge, heating and power but will be exclusive of telephone and internet services. The current rate is £350 + VAT per month



Viewing & Further Information



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