

LOCATION

Ascot Business Park is adjacent to Ascot mainline rail station and five minutes walk from Ascot High Street and Race Course. It is close to a variety of local amenities and leisure facilities including Windsor Great Park.

With easy access to the M3, M4, M25 and M40, Ascot benefits from excellent road and rail links to surrounding locations such as Heathrow Airport, Bracknell, Staines, Windsor and Maidenhead.

There is a frequent rail service to Ascot from both Reading and London Waterloo. The average journey time is 27 minutes from Reading and 52 minutes from Waterloo. Regular services also run to Guildford.

By Road:

Bracknell	3 miles
Maidenhead	10 miles
Staines	8 miles
Windsor	6 miles
Heathrow Airport	12 miles
M3	3 miles
M4	8 miles
M25	7 miles

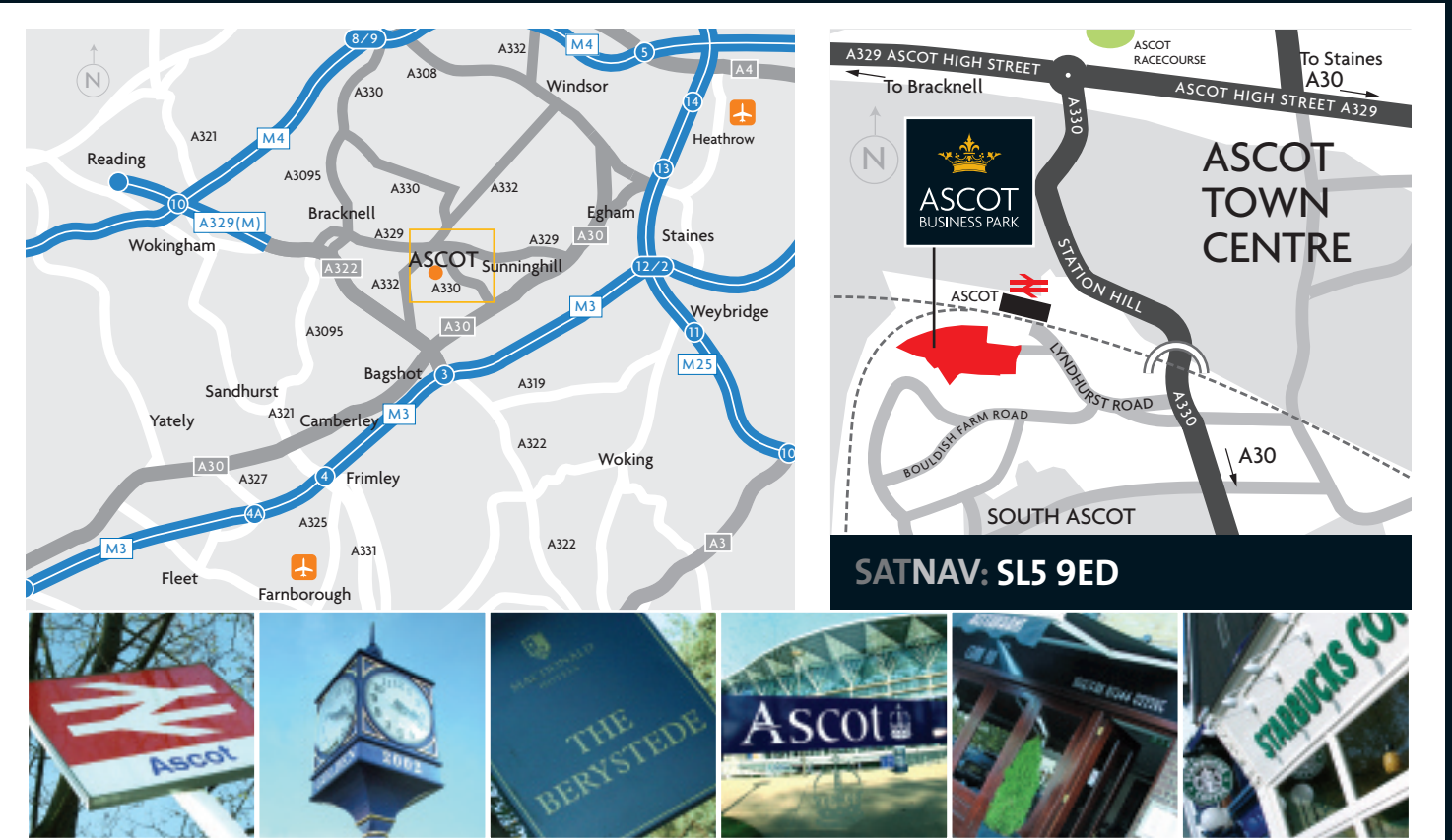
Distances and journey times are approximate.

By Rail:

Waterloo	52 minutes
Reading	27 minutes
Bracknell	7 minutes
Camberley	12 minutes
Staines	18 minutes
Feltham	22 minutes
Guildford	56 minutes

Source: www.nationalrail.co.uk

Ascot - A world renowned location



VIEWING

For further information and an appointment to view Queen's Square, please contact the joint sole agents:

**WADHAM & ISHERWOOD**  
Coliseum Business Centre  
Riverside Way, Camberley, Surrey GU15 3YL

**01276 683200**

[www.wadhamandisherwood.co.uk](http://www.wadhamandisherwood.co.uk)

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**savills.com** **savills**

**020 7499 8644**

[www.ascotbusinesspark.com](http://www.ascotbusinesspark.com)

A development by:



**SALMON DEVELOPMENTS PLC**

**SALMON HARVESTER**  
*Properties Limited*



NFU Mutual

in association with:



**Raspin Properties Limited**  
Investment & asset management

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QUEEN'S SQUARE

Ascot Business Park  
[www.ascotbusinesspark.com](http://www.ascotbusinesspark.com)

Seven self contained high quality office buildings from  
2,063 - 5,170 sq ft (192 - 480 sq m)  
FOR SALE / TO LET



DESCRIPTION

Queen’s Square is an impressive new courtyard office development of nine buildings situated in an attractive wooded environment. It comprises approximately 45,122 sq ft (4,191 sq m) in two and three storey office buildings, from 2,063 sq ft (192 sq m).

3 to 9 Queen’s Square comprise a series of two storey office buildings ranging in size from 2,063 sq ft to 5,170 sq ft (192 sq m to 480 sq m) built to a Grade A specification each with their own entrance and reception area.

Situated adjacent to Ascot mainline railway station, Queen’s Square presents a rare chance for companies to purchase their own office buildings. This opportunity has not arisen in the Ascot area for some considerable time and is unlikely to do so again in the near future.

SPECIFICATION

- The buildings benefit from the latest energy efficient features and have achieved a BREEAM rating of “Very Good” and an EPC rating of “B”.
  - Generous allocated car parking of 1 space per 340 sq ft.
  - Full access raised floors with 100mm clear void.
- Suspended ceilings with motion activated LG7 compliant lighting.
  - Latest energy efficient VRF air conditioning.
  - WC facilities including disabled WC and shower.
  - Fitted kitchen in each building.



FLOOR AREAS

	sq m	sq ft *
3 Queen’s Square	235.3	2,533
4 Queen’s Square	234.9	2,529
5 Queen’s Square	480.3	5,170
6 Queen’s Square	292	3,145
7 Queen’s Square	390	4,202
8 Queen’s Square	191.7	2,063
9 Queen’s Square	191.7	2,063

\* Gross Internal Areas