

## 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

### 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

Distances and journey times are approximate.

## Ascot - A world renowned location

### VIEWING

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

**WADHAM** and  
**ISHERWOOD**  
Coliseum Business Centre  
Riverside Way Camberley Surrey GU15 2YL  
**01276 683200**  
www.wadhamandisherwood.co.uk

20 Grosvenor Hill  
London  
W1K 3HQ  
**savills.com** **savills**  
**020 7499 8644**

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

A development by:

in association with:



## QUEEN'S SQUARE

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

Two high quality office buildings of 9,387  
& 14,030 sq ft (872 & 1,303 sq m)

FOR SALE / TO LET





## Two Grade A Headquarters Office Buildings

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).

1 and 2 Queen's Square are two self contained air conditioned office buildings built over ground and two upper floors.

Both buildings provide high quality, efficient floorplates that can be occupied in an open layout or sub divided into a cellular configuration. The buildings have been designed to appeal to a wide range of occupiers and are well suited for use as a corporate headquarters.

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.

- Adjacent to Ascot Station
- Short walk to Ascot High Street
- Woodland environment
- High specification office buildings benefitting from the latest energy efficient design
- Own your own office building
- Easy access to the M25, M3 & M4 motorways



Modern offices in a prestigious, corporate environment





## Ascot - A world renowned location

Ascot Business Park is surrounded by some of Berkshire's most famous and appealing leisure attractions, including Ascot Race Course, Windsor Great Park, Wentworth Golf and Country Club and Sunningdale Golf Club, together with numerous hotels and highly regarded restaurants.

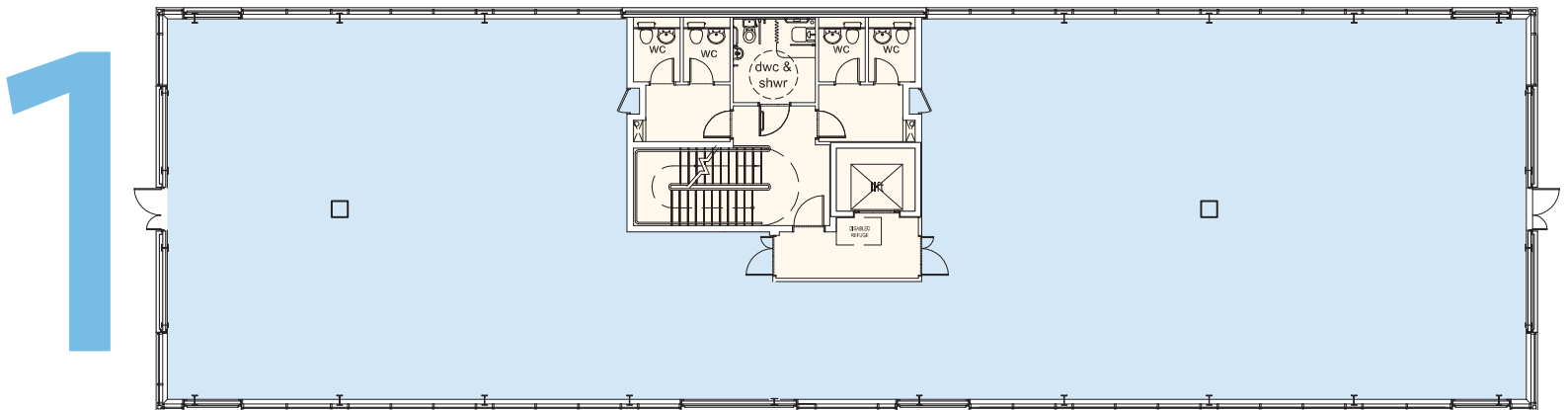
Ascot High Street provides extensive shopping, banking, restaurant and café facilities. Additional local shops are also situated in South Ascot Village which is less than a five minute walk from Queen's Square.

Further photographs are available  
to view by visiting  
[www.ascotbusinesspark.com](http://www.ascotbusinesspark.com)

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1 Queen's Square - TYPICAL UPPER FLOOR



Net Internal Areas

1 Queen's Square	sq m	sq ft
Second	434.04	4,672
First	434.04	4,672
Ground (lhs)	188.70	2,031
Ground (rhs)	219.00	2,357
Reception	27.65	298
<b>TOTAL</b>	<b>1,303.36</b>	<b>14,030</b>

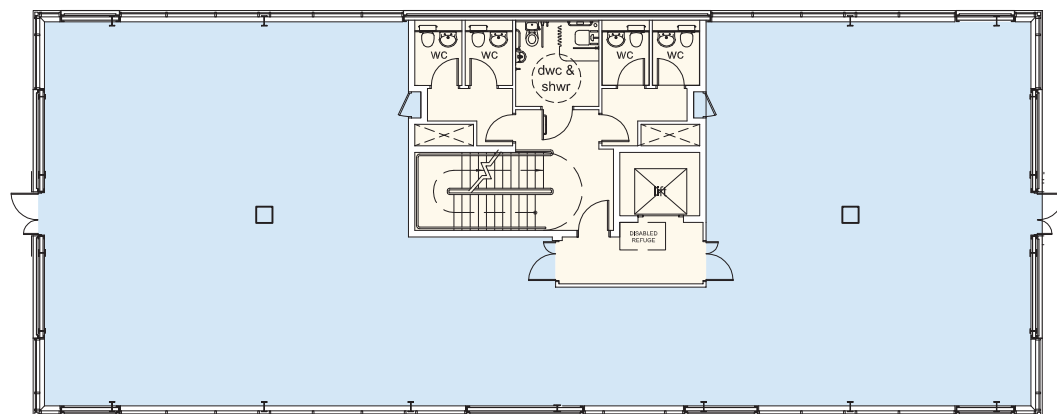
SPECIFICATION

- Variety of Corporate signage opportunities.
- Prominent entrances and high quality receptions to both buildings.
- Generous allocated car parking of 1 space per 340 sq ft net.
- Latest energy efficient VRF air conditioning systems.
- Suspended ceilings with motion activated LG7 compliant lighting.
- Full access raised floors with 100mm clear void.
- 12 person passenger lift in each building.
- WC facilities including disabled WC and shower on each floor.
- Covered cycle parking.





2 Queen's Square - RECEPTION AREA



## SUSTAINABLE FEATURES

Green credentials have been a priority for the developers of Queen's Square and as a result the scheme has the following sustainable features:

- The whole scheme has achieved a BREEAM rating of "Very Good".
- All buildings use the latest thermal insulation and double glazing in order to reduce running costs.
- Air conditioning is controlled by the latest technology using temperature differentials within the building to maintain the desired working temperature. These systems operate at 450% efficiency. For every 1Kw of power input the occupier benefits from 4.5kW of heating or cooling.
- Energy Performance Certificates for each building have achieved a "good B" rating, marginally below a Zero Carbon building.
- Lights use 30% less power for the same light output than a standard fitting.
- Movement sensitive lighting systems reduce power consumption when the buildings are unoccupied.

### Net Internal Areas

2 Queen's Square	sq m	sq ft
Second	290.53	3,127
First	290.24	3,124
Ground (lhs)	115.50	1,243
Ground (rhs)	149.10	1,605
Reception	26.72	288
<b>TOTAL</b>	<b>872.12</b>	<b>9,387</b>

