

2 QUEEN'S SQUARE, ASCOT BUSINESS PARK, ASCOT SL5 9FE



Description

The property comprises a modern Grade A office building situated on Ascot Business Park. The total NIA is 906.83 sq m (9,761 sq ft).

Tenancy

The property is multi let to 4 tenants with an AWULT to expiry of 8.5 years and 4.7 years to breaks. The current rent passing is £217,981 pa (£23 psf) with an ERV of £246,800 (£26 psf).

Tenure

999 Year Leasehold Interest

Price

£3,120,000

Yield

6.56% Net Initial Yield

Transaction

Sold on behalf of Salmon Developments in April 2017 to a private client of Strutt & Parker