



# WINDSOR GREAT PARK



## SUNNINGHILL PARK DAIRY

Sunninghill Road, Ascot, SL5 7RR

Newly converted Offices To Let

Available April 2026



# WINDSOR GREAT PARK

## Overview

Sunninghill Park Dairy is a beautifully converted former agricultural dairy, thoughtfully redeveloped into three high quality office suites. The conversion retains the charm of the original building—featuring exposed structures, traditional materials, and rural architecture—while providing adaptable modern workspace.

The offices may be let individually or taken as a whole, with interconnecting doors allowing seamless occupation. Surrounded by parkland and benefiting from direct access to green space through double doors, the property offers a unique working environment.

## Accommodation - Office 1 (Yellow)

NIA: 237.7 sq m (2,559 sq ft)

£80,000 per annum (exclusive of VAT)

- Open plan office space
- Independent boardroom
- Kitchen
- Shower room and toilets
- Direct access to external green space

## Accommodation - Office 2 (Blue)

NIA: 69.8 sq m (751 sq ft)

£27,000 per annum (exclusive of VAT)

- Self-contained open-plan suite
- Kitchenette
- Toilet and shower room

## Accommodation - Office 3 (Red)

NIA: 131 sq m (1,410 sq ft)

£54,000 per annum (exclusive of VAT)

- Arranged over two floors
- Boardroom
- Open plan office area
- Kitchen
- Shower room and toilets

## Specification & Sustainability

These newly converted offices combine historic character with modern sustainable design features:

- Ample private parking and secure bicycle storage
- Solar array serving each office, providing on site green electricity
- Wood fibre insulation for enhanced thermal and acoustic performance
- Mechanical ventilation
- Air conditioning
- Double doors opening to landscaped green space
- Finished to shell and core — tenants responsible for internal electrical trunking customisation
- Images are for illustrative purposes only

## Location

The property is positioned within the private grounds of Sunninghill Park, offering a quiet and picturesque setting while remaining well connected to Ascot, Windsor, the M3, M4, M25 and mainline railway stations.

## Planning

The property benefits from planning consent for B1 (Office) use.

Prospective tenants must satisfy themselves that this use is appropriate for their business needs.

## Terms

- Available April 2026
- To be let on internal repairing and insuring leases
- Terms to be agreed
- Legal costs: Incoming tenant to pay their own legal fees
- Rates: To be assessed post completion
- EPC: A
- All rents exclusive of VAT
- Viewing strictly by appointment only







# Proposed Floor Plan



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### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.