

# OFFICE TO LET

WHITE WALTHAM | BUSINESS PARK | SELF-CONTAINED



## UNIT 7

GROVE BUSINESS PARK, WHITE WALTHAM  
MAIDENHEAD SL6 3NH

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ESTABLISHED BUSINESS PARK LOCATION  
ON-SITE AMENITY  
DEDICATED CAR PARKING

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2,233 sq ft, (208 sq m)

## LOCATION

Grove Business Park is located in the village of White Waltham, 3.5 miles west of Maidenhead town centre.

Grove Park benefits from good access via the A404(M) linking to both the M4 (J8/9) and M40 (J4) motorways, providing easy access to Heathrow Airport, Central London and the national motorway network via the M25.

Closest rail station is in Maidenhead (3.5 miles) which provides a direct service to London Paddington in 19 minutes.

## ACCOMMODATION

Approximate areas:

Ground Floor	2,233 sq ft	208 sq m
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## AMENITIES

- Kitchenette
- Three Phase Power
- Category II lighting
- 8 Parking Spaces
- Male and female toilets
- Estate CCTV and out of hours security
- High quality landscaped environment
- On site nursery
- On site café

## EPC

EPC rating D (78).

## TERMS

A new lease will be granted directly by the landlord for a term to be agreed.

## RENT

£30,000 per annum exclusive of VAT business rates and services.

## RATEABLE VALUE

The Valuation Office website indicates a 2018 Rateable Value of £30,500. This equates to Rates Payable of £14,640 using the current UBR multiplier of 48p. We would recommend you contact the Business Rates Department at The Royal Borough of Windsor and Maidenhead on 01628 683800 to verify these figures.

## VIEWINGS

Strictly by appointment through Joint Agents. For further information or to arrange a viewing contact:

### Kempton Carr Croft

David Pearce, david.pearce@kemptoncarr.co.uk or 01628 771221  
Mitchell Brooks, mitchell.brooks@kemptoncarr.co.uk or 01628 771221





### Page Hardy Harris

Mark Harris, mark@pagehardyharris.co.uk or 01628 439006  
Kieran Webber, kieran@pagehardyharris.co.uk or 01628 439006

Property owned and managed by:



## TRANSPORT LINKS

	Maidenhead Station	3.6 miles
	M4 (Junction 8/9)	3.8 miles
	M40 (Junction 4)	9.8 miles
	Heathrow Airport	18.9 miles



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