

# OFFICES AND WORKSHOPS TO LET

FLEXIBLE LEASE TERMS | ALL-INCLUSIVE RENTS



## CEDAR COURT

GROVE PARK BUSINESS ESTATE, WHITE WALTHAM  
MAIDENHEAD SL6 3LW

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ESTABLISHED BUSINESS PARK LOCATION  
ON-SITE AMENITY  
AMPLE ALLOCATED PARKING

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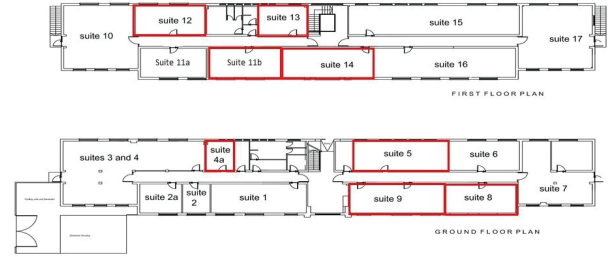
104 sq ft to 374 sq ft  
(10 sq m to 35 sq m)

## LOCATION

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

Grove Park Business Estate 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.



Not to scale

## ACCOMMODATION

Ground floor	Size	All Inclusive Rent (pa)
Suite 4a	104 sq ft	£3,000 + VAT
Suite 5	363 sq ft	£9,500 + VAT
Suite 8	276 sq ft	£7,000 + VAT
Suite 9	374 sq ft	£9,500 + VAT
1 <sup>st</sup> floor		
Suite 11b	279 sq ft	£7,000 + VAT
Suite 12	279 sq ft	£7,000 + VAT
Suite 13	188 sq ft	£5,000 + VAT
Suite 14	358 sq ft	£9,000 + VAT

## AMENITIES

- Highly secure location
- Dongle & Fibre Broadband options available on request
- High quality landscaped environment
- On-site amenity (including café)
- Communal kitchen facilities
- Male, female and disabled WCs
- On-site car parking

## EPC

EPC rating E (110).

## TERMS

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

## VIEWINGS

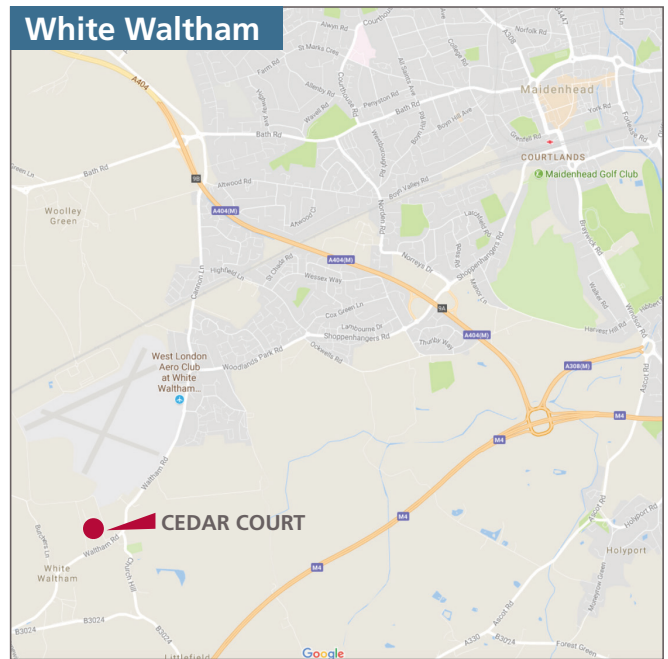
Strictly by appointment through Joint Agents. For further information or to arrange a viewing contact:

### 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



## TRANSPORT LINKS

	Maidenhead Station	3.6 miles
	M4 (Junction 8/9)	3.8 miles
	M40 (Junction 4)	9.8 miles
	Heathrow Airport	17.9 miles

Property owned and managed by:



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