



Stubbings

Stubbings House

Offices to let

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TO LET

~ Suite 1: Ground floor - 1 room - £850.00 pcm
suitable for up to 3-4 persons (available Sept 17)



Flexible Terms

Inclusive of heating, lighting, 24hr access, cleaning, water, buildings insurance and car parking.

A Café is available onsite, open 7 days per week.
All within the beautiful setting of Stubbings Estate.

www.stubbingsgroup.com | 01628 820140

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract.

Stubbings House Offices

Background to Stubbings House & Estate

The Grade II listed Manor house dates back to 1750, following which extensive additions were made in the Victorian period including a 2 acre walled garden. Set in 85 acres of mature parkland, the garden is dominated by two massive Cedar trees (*Cedrus libani*) thought to have been planted around the date of Mozart's birth.

In 1935 the house was inhabited by Queen Wilhelmina of the Netherlands when she moved away from the blitz in

London. During this period a garrison of her private guard camped out in the adjoining woodland, and she was often sighted cycling around local villages in the area.

Café

Stubbings benefits from its own café which is open during normal business hours, 7 days per week. The café is the ideal place to pick up a coffee, breakfast, light bite, or lunch. Free Wifi is also available (subject to fair usage). For more information please visit our website.



Location

Despite its tranquil and countryside setting Stubbings House is located just 20 minutes from Heathrow International Airport and 45 minutes by road to central London. The main railway station, providing frequent trains to London (30 minutes), is 2.5 miles distant. The station will also benefit from the new Crossrail service, due in 2019, providing quick and convenient access across London.

The M4 motorway, offering quick access to the East and West, is within 2 miles, with the M40 motorway, giving access to Oxford and the North, is within 4 miles.



Stubbings

Stubbings Estate
Henley Road
Maidenhead
SL6 6QL

www.stubblingsgroup.com
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M4 (J8/9) 5 minutes

M40 (J4) 10 minutes

Heathrow 20 minutes