

# OFFICES **TO LET**

HIGH QUALITY OFFICES WITH PARKING



**2,794 to 6,127 Sq. Ft.**

First Floor Beechwood, Grove Park,

**Maidenhead**

SL6 3LW

Available Summer 2018

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office **01628 771221**



## Location

Beechwood is located at Grove Business Park in the picturesque village of White Waltham, 3.5 miles west of Maidenhead town centre. An established business location, Grove Park benefits from good access via the A404(M) linking to both the M4 and M40 motorways. Maidenhead rail station provides a fast service to London (Paddington).

## Description

Beechwood is constructed to a Grade "A" specification to provide open plan accommodation at first floor level. The property benefits from comfort cooling, suspended ceilings, category 2 lighting, raised access floors and has ample on-site parking.

## Accommodation

	Sq. Ft.	M2
First Floor Office Suite (4)	3,333	309
First Floor Office Suite (3)	2,794	259
TOTAL	6,127	568

*Approx net internal area (NIA)*

## Terms

Rental £22 per Sq. Ft.

Available on a new flexible lease.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Service charge: The Estate charge covers 24 hour security, landscaping and maintenance.

A building service charge will be payable by the tenant to cover building maintenance and cleaning.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: TBC

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- Located in an established landscaped environment
- Comfort cooling
- 24 Hour On Site Security
- Cat 5 Cabling
- Ample Parking
- Raised Floors
- On Site Day Nursery
- On Site Café
- 2 miles from A404M
- [www.grove-park.co.uk](http://www.grove-park.co.uk)

## Energy Performance Rating

D

## Viewing and further information



### David Pearce

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943

### Mitchell Brooks

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

### Page Hardy Harris

Mark Harris/Kieron Webber

01628 439006