

OFFICES TO LET



1,808 Sq. Ft. (168.00 Sq. M.)

Unit 10, Grove Business Park, White Waltham,

Maidenhead

SL6 3LW

WITH 8 PARKING SPACES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Grove Park Business Estate is located on the edge of White Waltham, two miles south of Maidenhead Town Centre. Communications are excellent with Junction 8/9 of the M4 being two miles approximately, providing swift and easy access to both Heathrow and Gatwick Airports. Maidenhead British Rail mainline station is also close to hand with frequent services to London.

Description

The self-contained unit is of brick construction under a pitched roof and providing a good quality open plan office.

Accommodation

	Sq. Ft.	M2
TOTAL	1,808	168

Approx net internal area (NIA)

Terms

Rental £24,000 pax

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

A Service charge will be levied for the maintenance of grounds, security and buildings insurance which is currently estimated at £2,695 pa.

The unit is offered on a new flexible Lease outside the security provisions of the Landlord and Tenant 1954 Act Part II.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £29,000.00

Rates Payable 2018/19: £13,920 pa

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.

Rental is exclusive of VAT.

Amenities

- Landscaped Grounds
- 8 Parking Spaces
- Double and Single Door Access
- Kitchenette
- Separate Male/Female WCs
- Redecorated
- New Carpet
- Perimeter Trunking
- Café and Barber onsite

Energy Performance Rating

tbc

Viewing and further information



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