

OFFICES TO LET

REFURBISHED | FLEXIBLE LEASE TERMS
ALL-INCLUSIVE RENTS



MAPLE COURT

GROVE BUSINESS PARK, WHITE WALTHAM
MAIDENHEAD SL6 3LW

ESTABLISHED BUSINESS PARK LOCATION
ON-SITE AMENITY
AMPLE ALLOCATED PARKING

150 sq ft to 650 sq ft
(14 sq m to 60 sq m)

LOCATION

The large and affluent town of Maidenhead in Berkshire lies south of the River Thames and is located 30 miles west of Central London within close proximity of Marlow, Windsor and High Wycombe. The town centre's regeneration programme which is now well underway will see the town benefit from a new retail triangle, an upgraded transport interchange and the restoring of the old waterways creating a fabulous urban living, shopping and entertaining area. The proximity to the River Thames combined with the excellent choice of amenities and transport links makes Maidenhead a great place to work.

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. Maidenhead rail station provides a direct service to London (Paddington) in 19 minutes.

ACCOMMODATION

Ground floor	Size	All Inclusive Rent (pa)
Suite 8	277 sq ft	£7,000 + VAT
1st floor		
Suite 10	220 sq ft	£5,500 + VAT
Suite 12	250 sq ft	£6,500 + VAT
Suite 13	650 sq ft	£16,500 + VAT
Suite 15	193 sq ft	£5,000 + VAT

AMENITIES

- Highly secure location
- 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

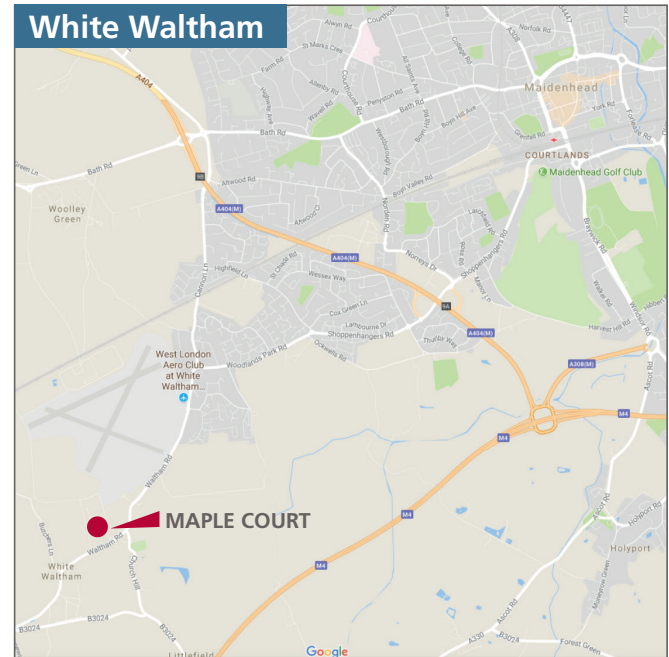
A new lease will be granted directly by the landlord for a term to be agreed.

VIEWINGS





Strictly by appointment through Joint Agents. For viewing and further information please contact David Pearce (david.pearce@kemptoncarr.co.uk) or Mitchell Brooks (mitchell.brooks@kemptoncarr.co.uk) of Kempton Carr Croft or Mark Harris (mark@pagehardyharris.co.uk) or Kieran Webber (kieran@pagehardyharris.co.uk) of Page Hardy Harris.



Not to scale



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



01628 771221



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