# OFFICE TO LET

WHITE WALTHAM | BUSINESS PARK | SELF-CONTAINED

## UNIT 19

GROVE BUSINESS PARK, WHITE WALTHAM
MAIDENHEAD SL6 3LW

ESTABLISHED BUSINESS PARK LOCATION
ON-SITE AMENITY
DEDICATED CAR PARKING

1,350 sq ft, (125 sq m)

## LOCATION

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.

Closest rail station is in Maidenhead (3.5 miles) which provides a direct service to London Paddington in 19 minutes.

## ACCOMMODATION

Approximate areas:

| | | |
|---|---|---|
| Ground Floor | 1,350 sq ft | 125 sq m |

## AMENITIES

- Kitchenette
- Three Phase Power
- Roller Shutter
- Category II lighting
- 10 Parking Spaces
- Male and female toilets
- Estate CCTV and out of hours security
- High quality landscaped environment
- On site nursery
- On site café

## TERMS

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

## RENT

£19,000 per annum exclusive of VAT business rates and services.

## RATEABLE VALUE

The Valuation Office website indicates a 2019 Rateable Value of £12,500. This equates to Rates Payable of £6,137.50 using the current UBR multiplier of 49.1p. We would recommend you contact the Business Rates Department at The Royal Borough of Windsor and Maidenhead on 01628 683800 to verify these figures.

## VIEWINGS

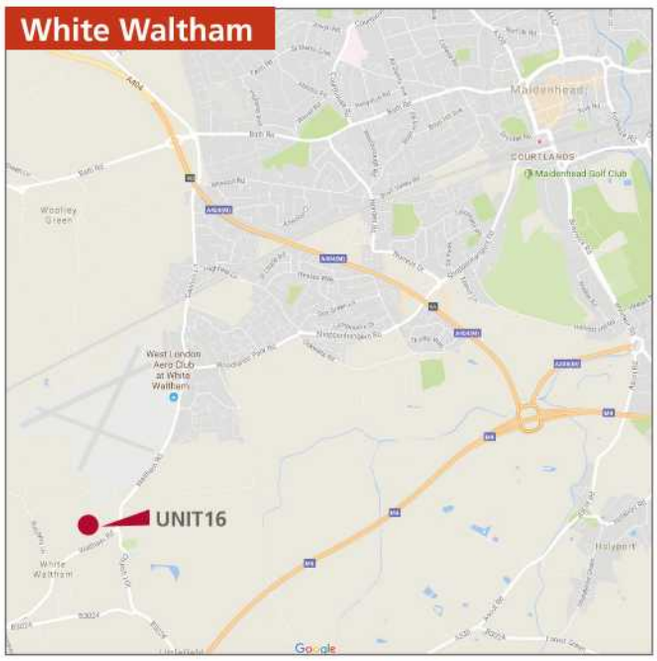
Strictly by appointment through Joint Agents. For further information or to arrange a viewing contact:

**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

Property owned and managed by:

SORBON ESTATES




## 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 |

KEMPTON CARR CROFT
01628 771221

Page Hardy Harris
01628 439006
pagehardyharris.co.uk

Kempton Carr Croft and Page Hardy Harris and their clients give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Kempton Carr Croft and Page Hardy Harris and their clients have any authority to make or give any representation or warranty whatsoever in relation to this property. Details correct at the time of going to print. May 19.