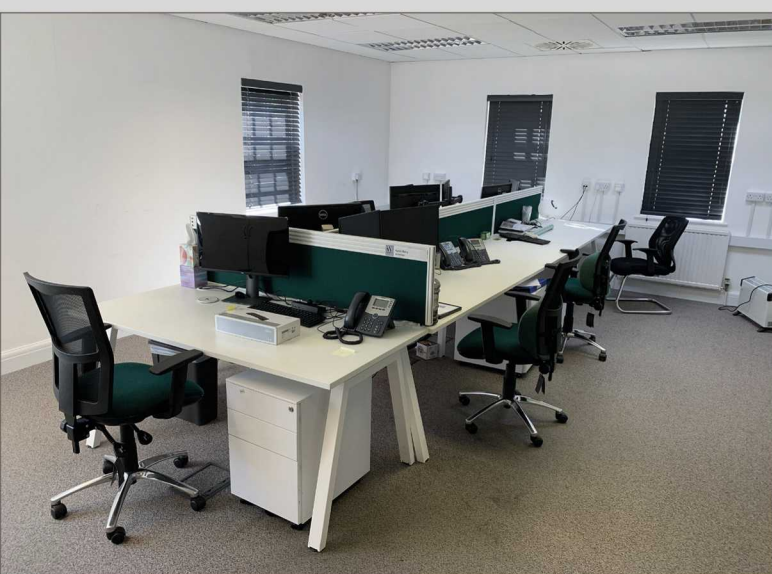


# GROVE HOUSE, GROVE PARK BUSINESS ESTATE, WALTHAM ROAD, MAIDENHEAD, SL6 3TN



## OFFICE TO LET

Established Business Estate | Character Building | Parking  
1,331 sq.ft. to 11,595 sq.ft.



## Description

- Prestige landscaped grounds with gated entrance and CCTV
- Flexible opportunity to take whole floor or smaller area
- 1 parking space per 196 sqft
- Air conditioned
- Fitted out
- Shower room on ground floor
- Separate WCs on each floor
- Kitchen facilities on each floor
- 8 person passenger lift
- Suspended ceilings with recessed lighting
- On-site cafe, nursery and barber

Tenure	Leasehold
Term	By agreement
Utilities	Tenant's responsibility
Rates	Tenant's responsibility
EPC	D (83)

Floor^	Size (sq ft)	Rent (psf)*	Service charge* (psf)	Rates** (psf)	Total (psf)	Total (pa)
Basement	1,311	£20.00	c. £6.00	c. £7.30	£33.30	£43,656
Ground	6,427	£20.00	c. £6.00	c. £7.30	£33.30	£214,019
First	1,920	£20.00	c. £6.00	c. £7.30	£33.30	£63,936
Second	1,937	£20.00	c. £6.00	c. £7.30	£33.30	£64,502

^Approximate floor sizes.

\*VAT applicable.

\*\*This is an estimate, the property has not been valued for rates purposes. Tenants are advised to make their own enquiries and may benefit from rates relief.

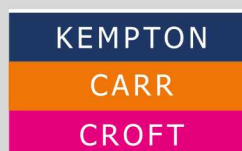
## Location

- Located at Grove Park Business Estate, White Waltham
- White Waltham is a village and civil parish 2 miles west of Maidenhead
- 2 minute drive to the A404
- 5 minute drive to the M4 (J8/9)
- 10 minute drive to M40 (J3)
- Maidenhead train station services London Paddington and the West Country. Crossrail (Elizabeth Line) is due in 2022



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