

# CEDAR & MAPLE COURT

GROVE PARK BUSINESS ESTATE, SL6 3LW

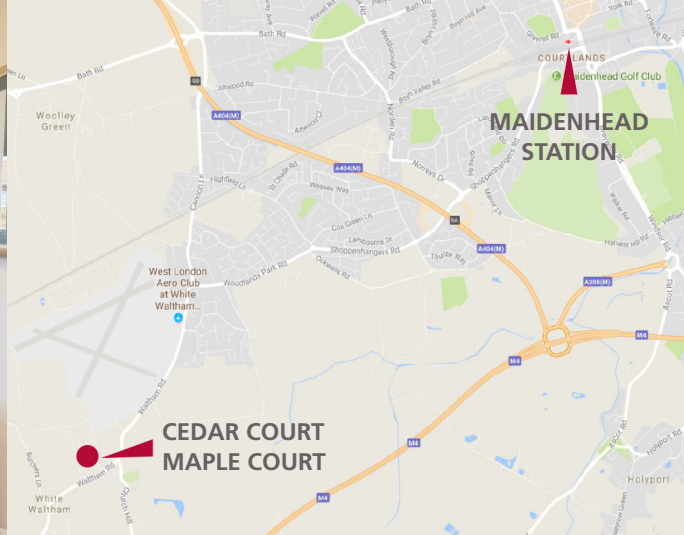
**FLEXIBLE  
LEASE  
AVAILABLE**



## OFFICE SUITES TO LET

Established business park location | Parking | On-site

358 to 1089 sq ft



## Description

- Flexible lease option available
- High quality landscaped environment in a highly secure location
- Refurbished suites with excellent natural light
- All-inclusive rents
- CCTV and entry phone system
- Communal kitchen facilities
- LED lighting
- Server room
- High Speed Internet available instantly on-site
- On-site parking, nursery, cafe and barber

<b>Tenure</b>	Leasehold
<b>Term</b>	To be agreed
<b>EPC</b>	C (74)

## Cedar Court

Unit	Floor	Size (sq ft)	Rent (psf)*	Total (pa)*
Suite 2A,3 & 4	Ground	1089	£25	<b>£27,225</b>
Suite 10	First	620	£25	<b>£15,500</b>
Suite 11B	First	563	£25	<b>£14,075</b>
Suite 15	First	650	£25	<b>£16,250</b>
Suite 16	First	561	£25	<b>£14,025</b>

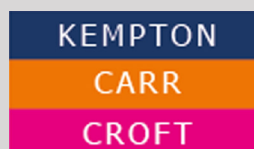
## Maple Court

Unit	Floor	Size (sq ft)	Rent (psf)*	Total (pa)*
Suite 1 & 2	Ground	720	£25	<b>£18,000</b>
Suite 4	Ground	650	£25	<b>£16,250</b>
Suite 5	Ground	446	£25	<b>£11,150</b>
Suite 9	Ground	616	£25	<b>£15,400</b>
Suite 14	First	358	£25	<b>£8,950</b>

\*Inclusive of rent, service charge, rates and insurance. Not inclusive of internet charges. VAT applicable.

## Location

- Established business park location
- Located within the village of White Waltham
- Within driving distance of Maidenhead town centre
- Good access to the M4 and M40 motorways via the A404
- Easy access to Central London, Heathrow Airport and the national motorway network via the M25



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