



Beechwood

Grove Park Business Estate, Waltham Road, Maidenhead, SL6 3LW

**MODERN 1ST
FLOOR OFFICE
SUITE - REDUCED
RENT - FLEXIBLE
LEASE**

3,304 sq ft
(306.95 sq m)

- Air conditioning
- Suspended ceilings with LED lighting
- Fully accessible raised floors
- Parking ratio of 1:250 sq ft
- CCTV and out-of-hours security
- Café and nursery on-site
- Flexible 12 month rolling lease

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Summary

Available Size	3,304 sq ft
Rent	£12.50 per sq ft Plus VAT and Service Charge
Rates Payable	£8.80 per sq ft
Service Charge	£5 per sq ft approx. Plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

Description

Ground floor furnished office suite available near Maidenhead on a flexible lease at a reduced rent.

Beechwood is a modern office building located on Grove Business Park, White Waltham. Set in attractively landscaped grounds, Grove Park provides a peaceful rural environment with spectacular views and excellent light as well as ample parking provision and a café and nursery on-site.

The available office suite (Suite 4) is situated on the 1st floor and benefits from air conditioning, suspended ceilings with LED lighting, fully accessible raised floors, Cat V Cabling, 8 person passenger lift, kitchenette and WC facilities.

Parking ratio 1:250 sq ft is included with the office suite and additional parking spaces may be available by way of a separate licence.

Location

Grove Business Park is an established business park located on the edge of White Waltham, just outside of Maidenhead.

It is easily accessible from the A404M linking to both the M4 (junction 8/9) and the M40 (junction 4) both of which provide easy access to Heathrow Airport, Central London and the national motorway network via the M25.

Maidenhead benefits from a fast and frequent rail service to London Paddington with a fastest journey time of approximately 20 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 4	3,304	306.95	Available
Ground - Suite 2	2,890	268.49	Under Offer
Total	6,194	575.44	

Terms

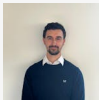
A new lease is available direct from the Landlord on terms to be agreed. The Landlord will require a development break in December 2027

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



Viewing & Further Information



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