

# TO LET



## **Ashwood**

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

## RENT REDUCTION FOR LAST REMAINING SUITE

**1,803** sq ft (167.50 sq m)

- Air conditioning
- Suspended ceilings with LED lighting
- Fully accessible raised floors
- Car Parking Ratio 1:250 sqft
- Suitable for a variety of uses office/medical/leisure (STP)

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

#### Summary

Available Size	1,803 sq ft
Rent	£12.50 per sq ft
Rates Payable	£7.89 per sq ft approx. Please refer to your local authority for further information on business rates.
Rateable Value	£125,250
Service Charge	£5 per sq ft approx.
Car Parking	32 car spaces in total (1:254 sqft)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

#### Description

Ashwood 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 Ground Floor office suite benefits from air conditioning, suspended ceilings with LED lighting, fully accessible raised floors, Cat V Cabling, kitchenette and male, female and accessible 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

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.

Amenities within the business park include Luna's Kitchen Sandwich Shop, Bev's Barbers and Little Red Hen Day Nursery. With the Beehive Restaurant & Pub just a 2 minute drive away. In less than 10 minutes you can also access Maidenhead's town centre with a range of restaurants, retailers and hotels.

#### Accommodation

The accommodation comprises the following areas:

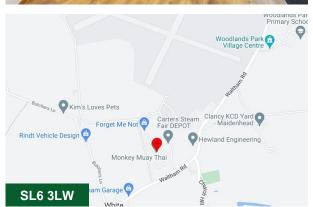
Name	sq ft	sq m
Ground - Office 1	1,803	167.50
Total	1,803	167.50

#### **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







## Viewing & Further Information



### **Neave DaSilva** 01494 796054 | 07827 908926 nds@chandlergarvey.com



## **James Garvey** 01494 460258 | 07471996320 jg@chandlergarvey.com

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



