



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)

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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



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Money Laundering / Identity Checks

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

