

DETACHED COMMERCIAL BUILDING TO LET



ASHWOOD

GROVE PARK BUSINESS ESTATE
WHITE WALTHAM
MAIDENHEAD
SL6 3LW

GROUND FLOOR 4,007 SQ FT
1ST FLOOR 4,124 SQ FT
TOTAL 8,131 SQ FT
(755.39 SQ M)

HIGH QUALITY BUILDING TO LET WITH 32 PARKING SPACES

Ideal for:

- **Dental/Medical/Cosmetic Business Use**
- **Office Use**
- **Any Other Suitable Class E Uses**

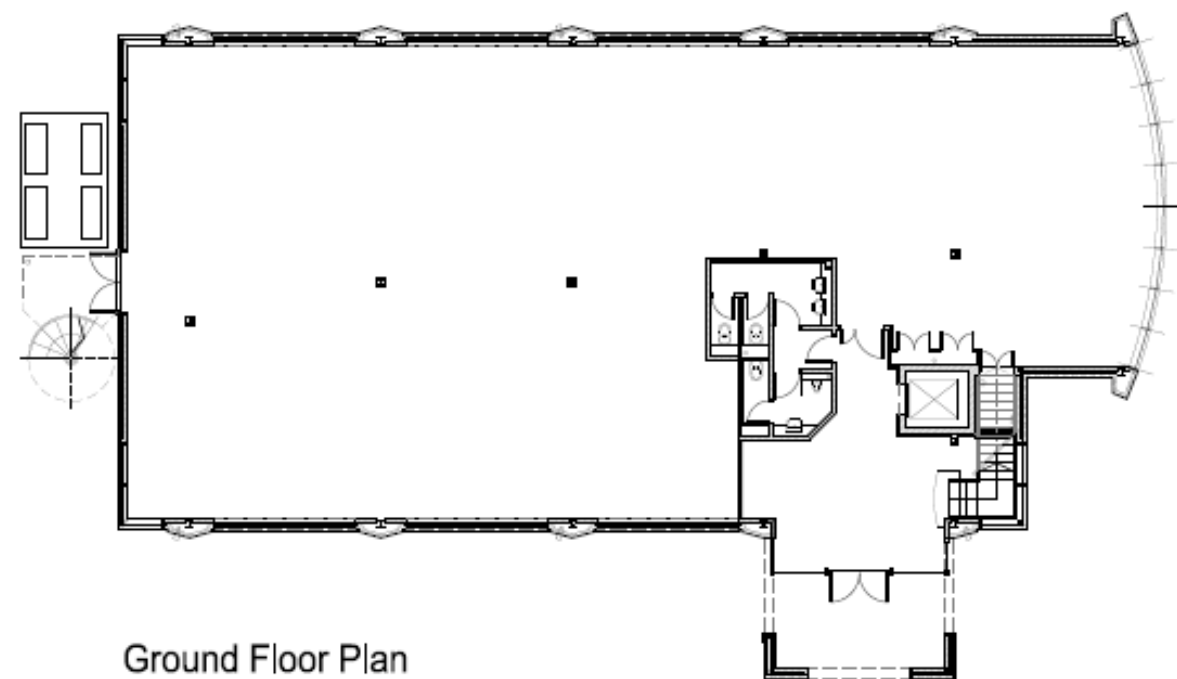
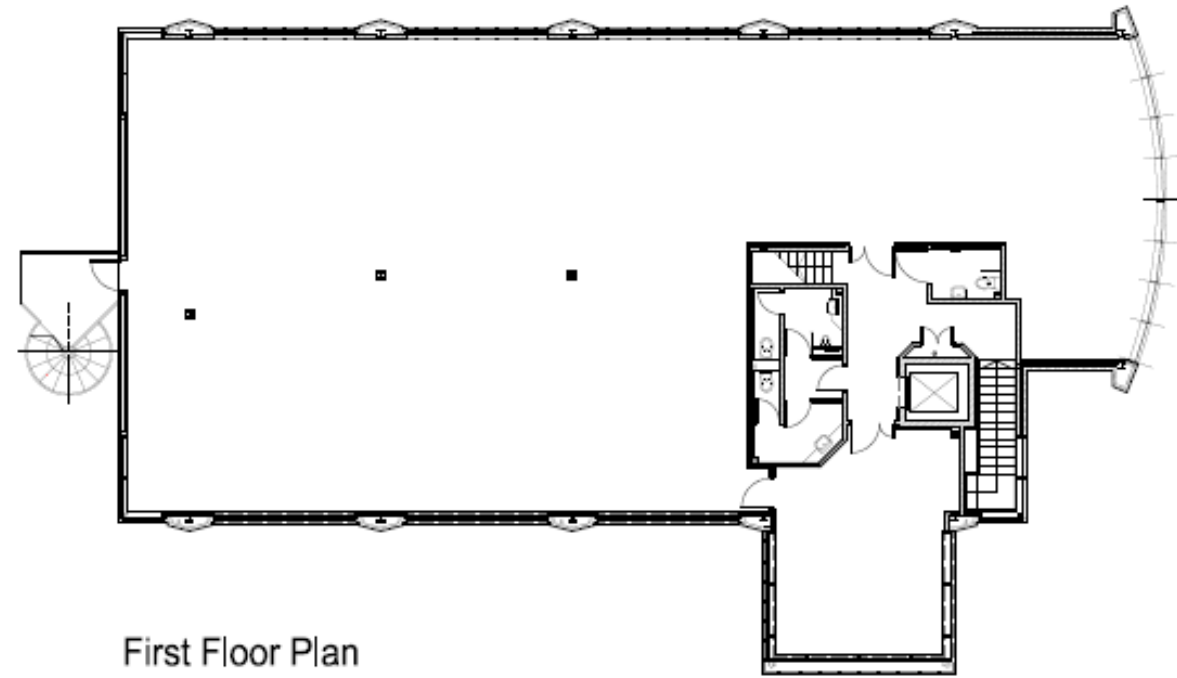
Rent: £17.50 psf +VAT

Rateable value: £125,250

Rates payable: £64,128



FLEXIBLE SPACE



GROUND & 1ST FLOOR

The ground floor accommodation totals 4,007 sq. ft. and the 1st floor accommodation totals 4,124 sq. ft.

This modern, flexible space can be partitioned to suit your business requirements.

Both floors benefit from male and female toilets and an 8 person passenger lift for full accessibility.

SPECIFICS

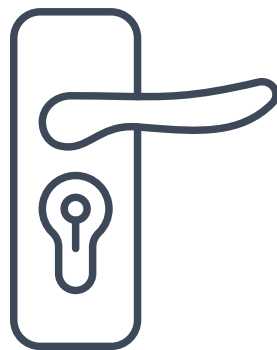
The accommodation offers a high quality specification including the following:



Dedicated male and female WCs



8 person passenger lift



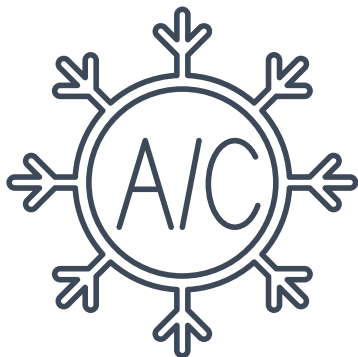
Self-contained



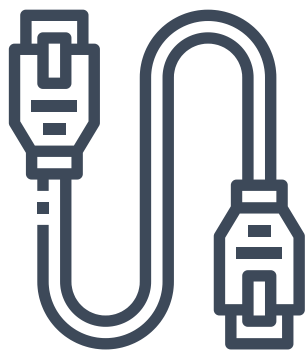
Onsite café



32 parking spaces



Air conditioning



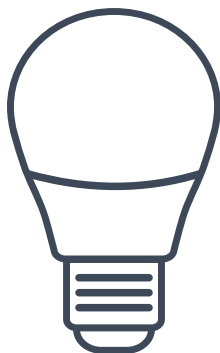
Cat V cabling



Estate CCTV



Full access raised floor



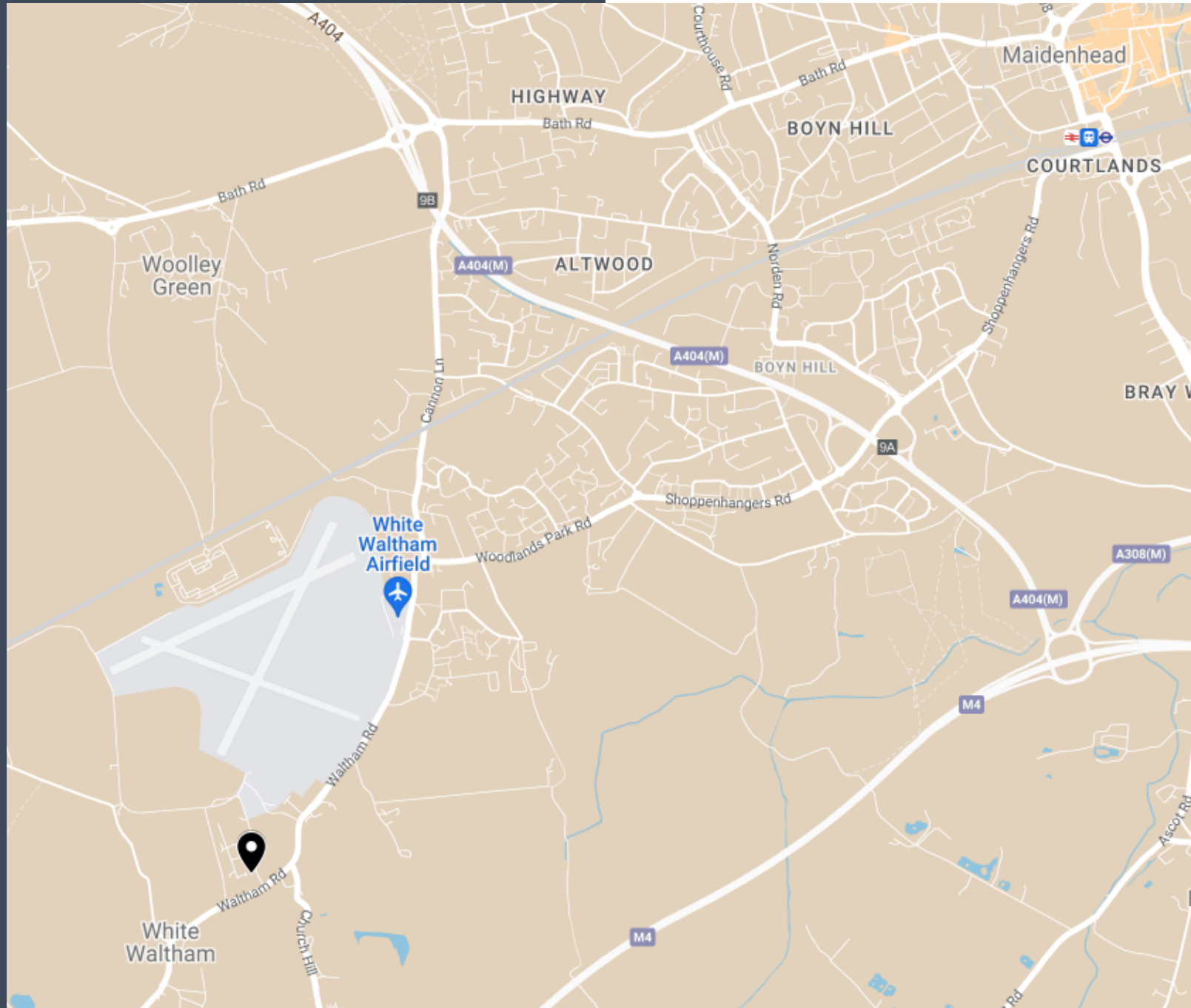
LED Lighting



Suspended tile ceiling



EPC rating 59C

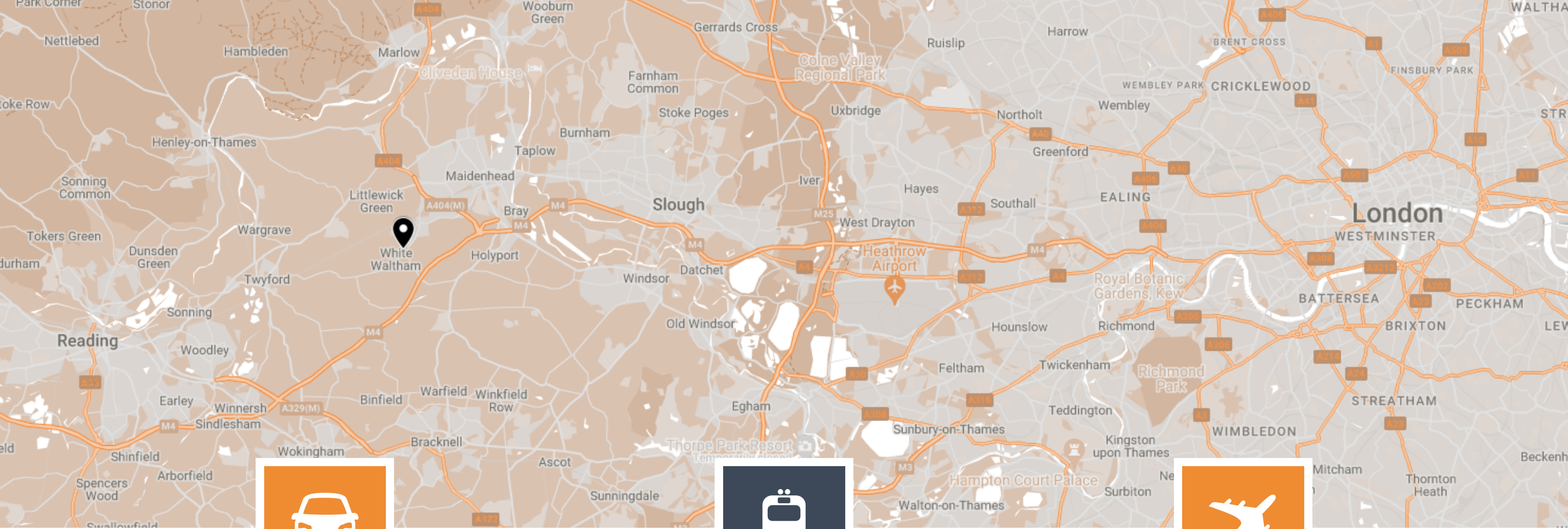


LOCATION

Located on the outskirts of Maidenhead, the village of White Waltham is steeped in history with one of the oldest and best known airfields in the country.

With a café, barbers and children's day nursery all within the Grove Park Business Estate, Ashwood has lots of convenient amenities right on the doorstep.

The out of town location also benefits from ample parking spaces and quick access to the motorway network.



CAR

3.3 MILES TO J8/9 OF M4

Close to the M4 for easy access to the M25, London and the South West.



TRAIN

3.4 MILES TO MAIDENHEAD TRAIN STATION

Under 10 minutes away from Maidenhead station, with Overground and Elizabeth Line service into London.



AIRPORT

16 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of White Waltham.

GET IN TOUCH



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For further information
or to arrange an
inspection please
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