



GROUND & FIRST FLOOR OFFICE SUITES TO LET

ASHWOOD
GROVE PARK BUSINESS ESTATE
WHITE WALTHAM, MAIDENHEAD, SL6 3LW

1,063 - 3,850 sq ft (98.75 - 357.67 sq m)

OFFICE SUITES TO LET WITH PARKING

Suite	Sq Ft	Rent (+VAT)	Service Charge (+VAT)	Insurance (+VAT)
Ground Right	1,063	£13,300	£7,292	£238
1 st Floor	3,850	£48,125	£26,411	£604

Lease: Available on a new full repairing and insuring lease, direct from the landlord on a term to be agreed by negotiation.

Legal Fees: Each party to bear their own costs

Business Rates: All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

EPC Rating: C (59)

Located on the outskirts of Maidenhead, the out of town location benefits from ample parking spaces and quick access to the motorway network.



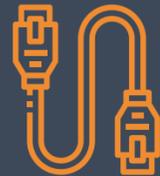
Air conditioning



8 person passenger lift



Kitchenette



Cat V cabling



Suspended ceilings



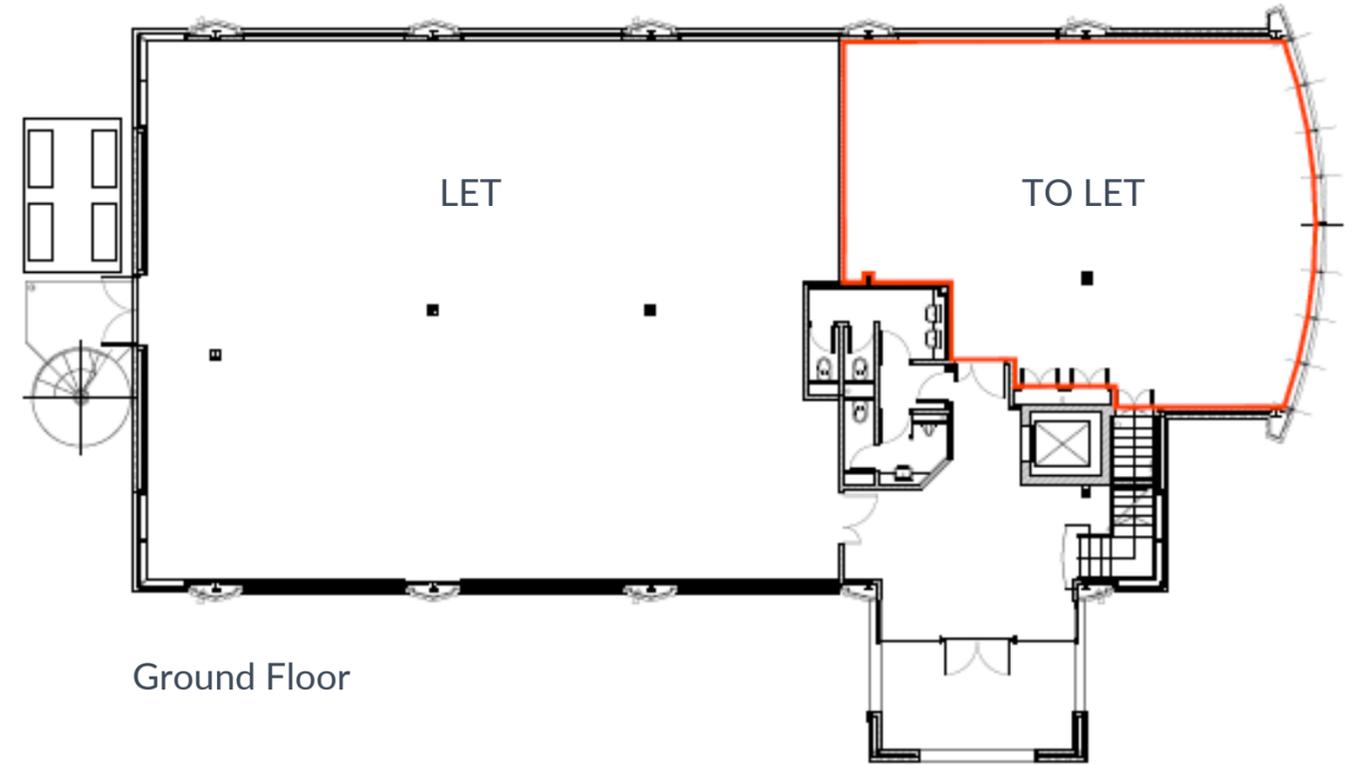
Full access raised floor



LED lighting



Parking available



GROUND FLOOR RIGHT SUITE



FIRST FLOOR



LOCATION

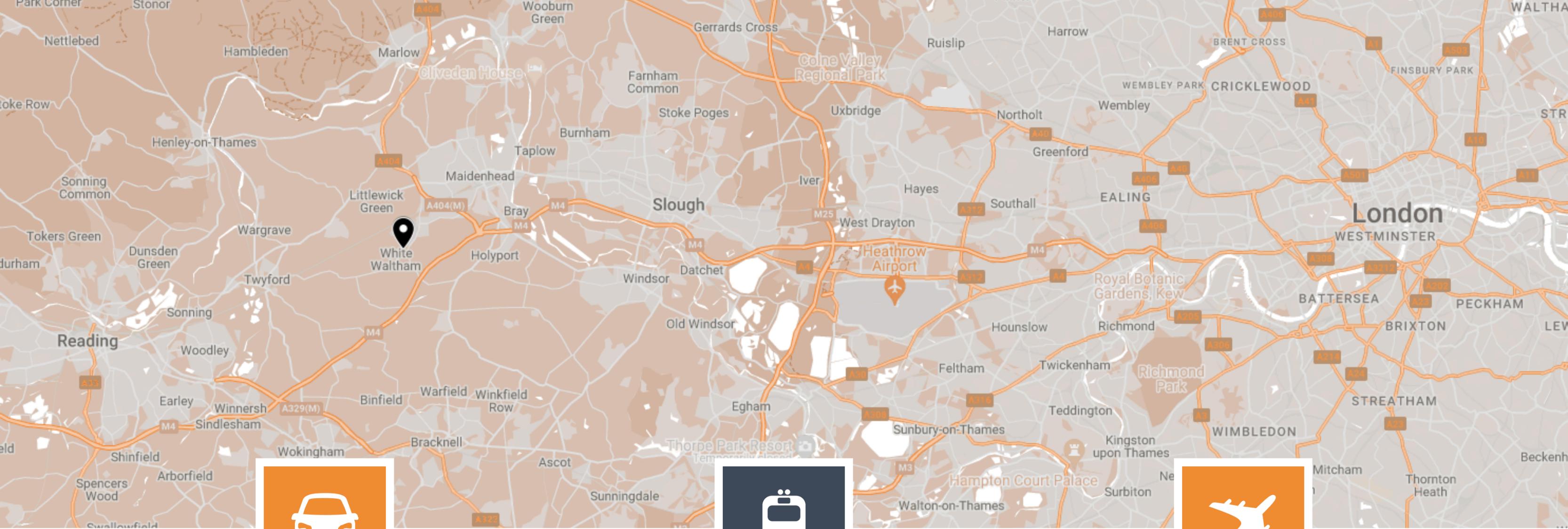
Set within the picturesque village of White Waltham, Ashwood at Grove Park Business Estate offers the best of both worlds: a peaceful rural setting paired with excellent regional and national connectivity. The Estate enjoys swift access to the A404(M), linking directly to both the M4 (Junction 8/9) and M40 (Junction 4), providing easy onward travel to Heathrow Airport, Central London, and the wider UK motorway network via the M25.

The surrounding area offers additional conveniences such as local eateries and traditional pubs, with Maidenhead town centre less than 10 minutes away, providing a wide selection of restaurants, retailers and hotels.



- 1 The Beehive Village Pub
- 2 De Havilland Place Residential Development
- 3 Little Red Hen Day Nursery
- 4 Norden Farm Centre for the Arts
- 5 Maidenhead Train Station





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 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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Owned and managed by:



For further information or to arrange an inspection please contact our agents.

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March 2026.

Please note that all images are for illustrative and indicative purposes only. Please check with your Sorbon Estates representative for more information.