

# Suez House, Grenfell Road, Maidenhead, SL6 1ES

BRIGHT, LIGHT, FULLY FITTED OFFICES TO LET – AVAILABLE NOW

FLOORS OF APPROX. 4,800 SF

PRIVATE PARKING AVAILABLE ON SITE

## LOCATION

Suez House is centrally located on Grenfell Road in Maidenhead, adjacent to Maidenhead train station and approximately 5 minutes' walk from the town centre, with its varied selection of shops, restaurants, and cafés.

The location offers outstanding connectivity, with Maidenhead station on the doorstep providing fast services to London Paddington in under 30 minutes via the Great Western Main Line, along with further connectivity into Central London and the East, via the Elizabeth line. Junctions 8/9 of the M4 are less than a 5-minute drive away, making it equally well-suited for those commuting by road.

## DESCRIPTION

The property is a five-storey office building providing a good quality internal specification including LED lighting, raised floors, VRF air conditioning, toilets, and two passenger lifts. There are kitchenettes on each floor in addition to a communal staff kitchen and breakout space on the ground floor, along with client meeting room suite, both available for shared use. The available space is being offered “as-is” with the benefit of the current tenant’s largely open-plan fit-out, in situ.

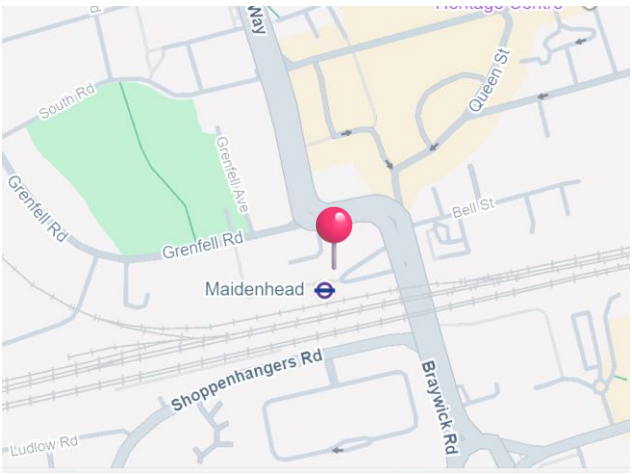
## SPECIFICATION

- LED lighting
- Raised floors
- Suspended ceiling
- Air Conditioning
- Parking ratio of 1:327 sq ft
- Male and female W/Cs on each floor
- Two passenger lifts

## FLOOR AREA

| DESCRIPTION | FLOOR AREA (SQM) | FLOOR AREA (SQ FT) |
|---|---|---|
| 4th floor | 452.25 | 4,868 |
| 2nd floor | 453.92 | 4,886 |
| **TOTAL NIA** | 906.17 | **9,754** |






## TERM

Sublease available expiring April 2030.

## RENT

Available upon enquiry

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

Available upon enquiry

## EPC

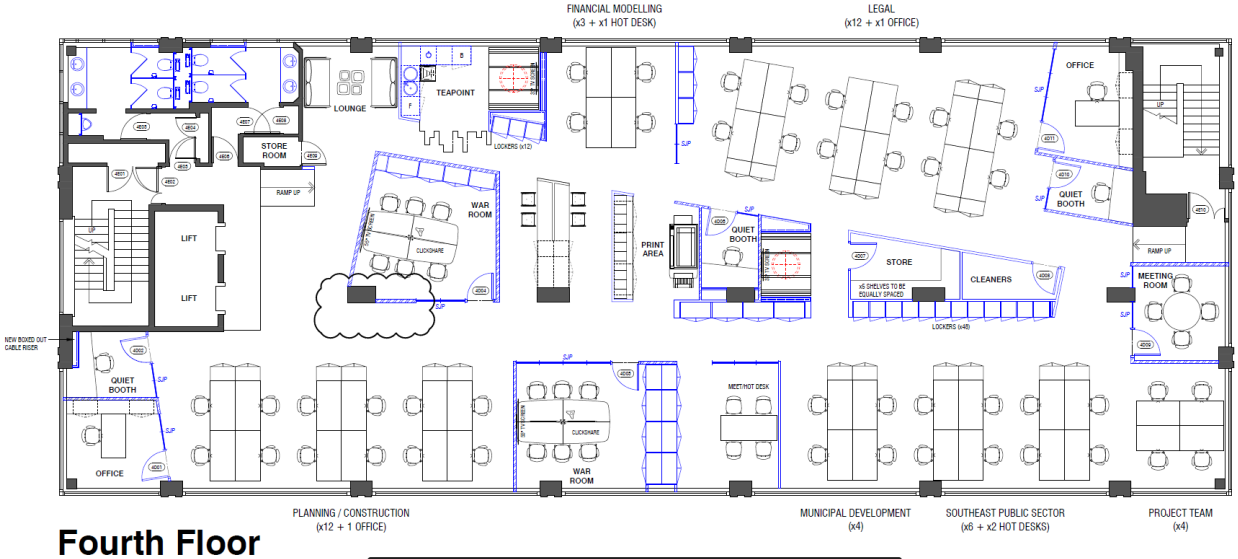
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## VIEWINGS

By appointment through Newmark Gerald Eve LLP. Agent details on rear of Particulars.

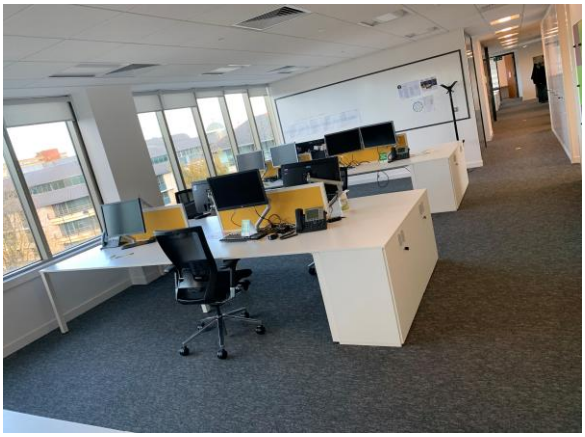
## FLOOR PLAN

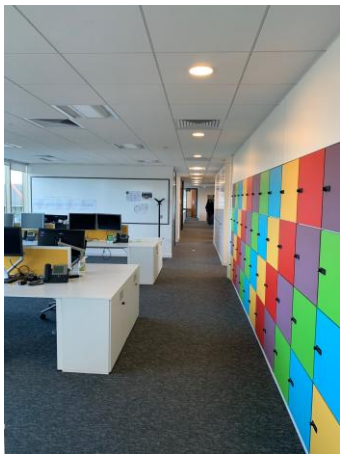


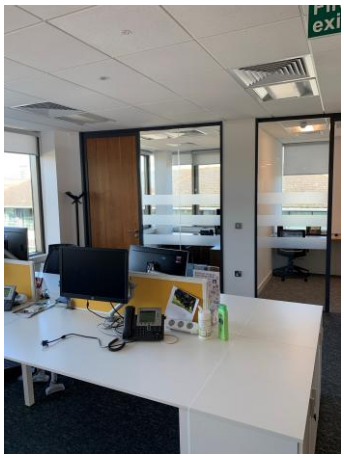

**Fourth Floor**

## PHOTOS











# Contacts

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NEWMARK


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Particulars issued: November 2025