

**TO LET**  
**NEW BUILD**  
**CHILDREN'S NURSERY**

Other E Class Uses Possibly Available

**GROVE PARK**

WHITE WALTHAM, MAIDENHEAD, SL6 3LW

4,971 sq ft (462 sq m) GIA

## NEW BUILD CHILDREN'S NURSERY BUILDING WITH PARKING AND GARDEN/PLAY AREA

**Size:** 4,971 sq ft (462 sq m) GIA

**Rent:** POA

**Business Rates:** To be rated on first occupation

**EPC Rating:** EPC exempt - currently being constructed or undergoing major refurbishment

**Terms:** Available on a new lease for a term to be agreed, the lease will be direct with the landlord

**Legal Fees:** Each party will be responsible for their own legal costs.

**VAT:** All figures are quoted exclusive of VAT which we understand will be chargeable

### DETAILS

Planning is being sought for a new purpose built nursery building, providing a fantastic opportunity for a growing nursery brand.

Located just 4 miles from Maidenhead, in the commuter village of White Waltham, the state-of-the-art nursery building includes classrooms, nappy changing rooms, a kitchen and staff office.

The large rear garden provides the perfect outdoor play area and there will be onsite parking for 24 cars.



New build



24 parking spaces



Large private outdoor garden



Reception



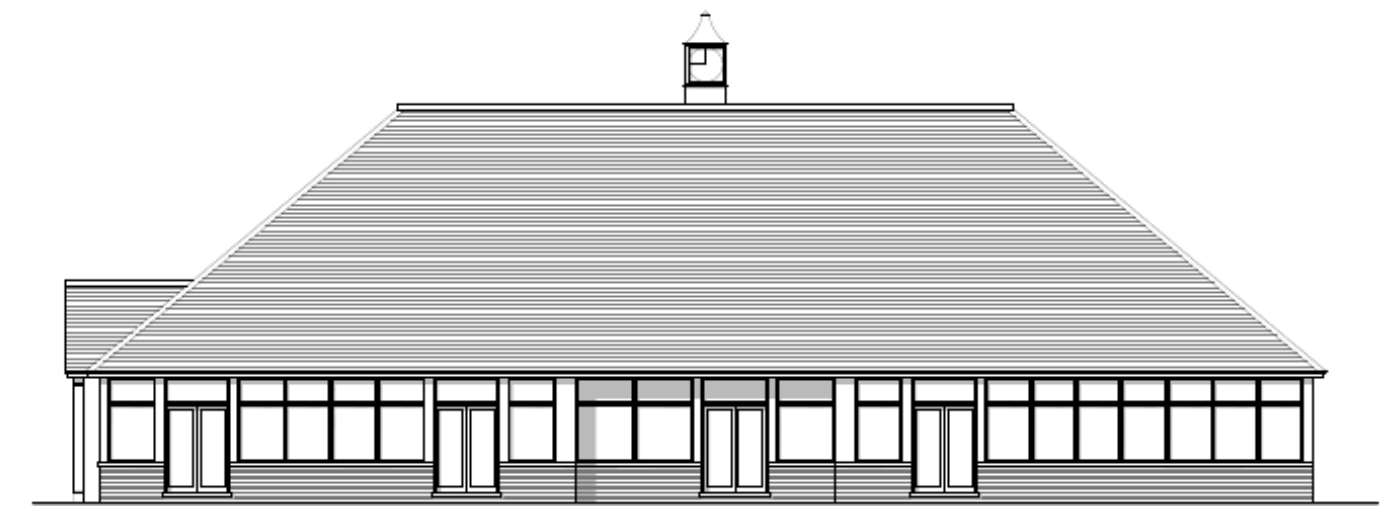
Kitchen



Staff office

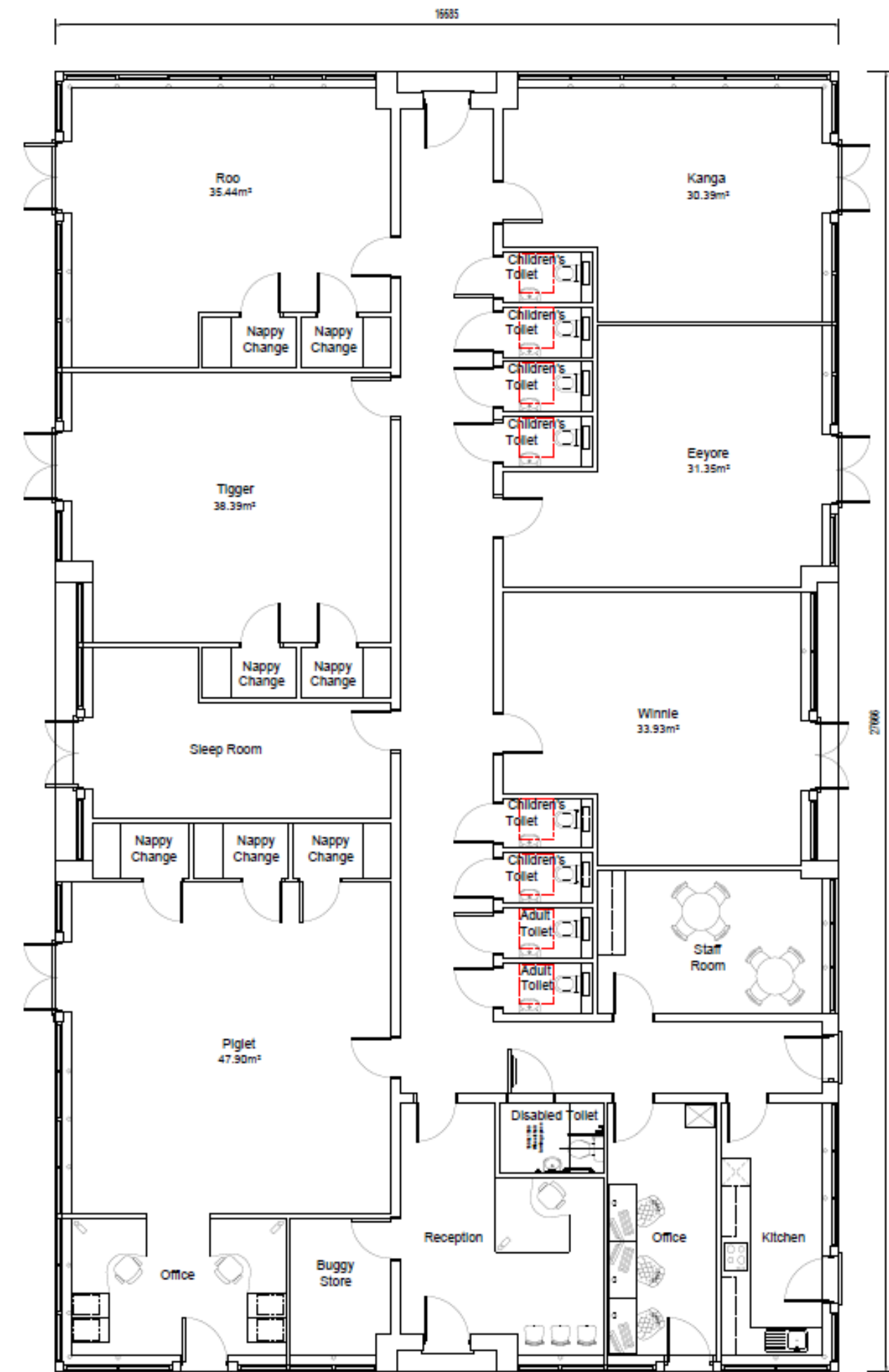


Front Elevation

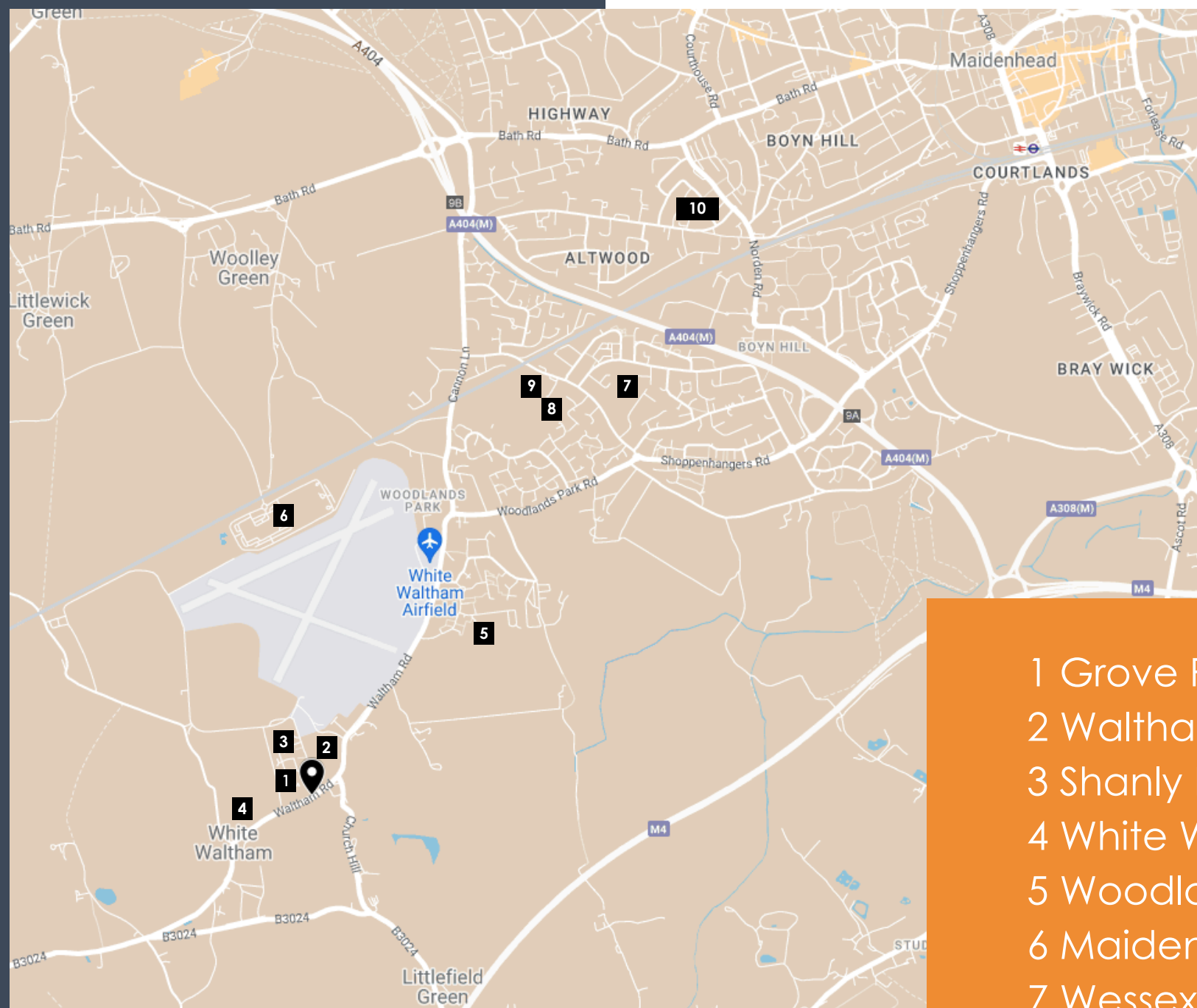


Side Elevation A

# FLOOR PLAN



Ground Floor



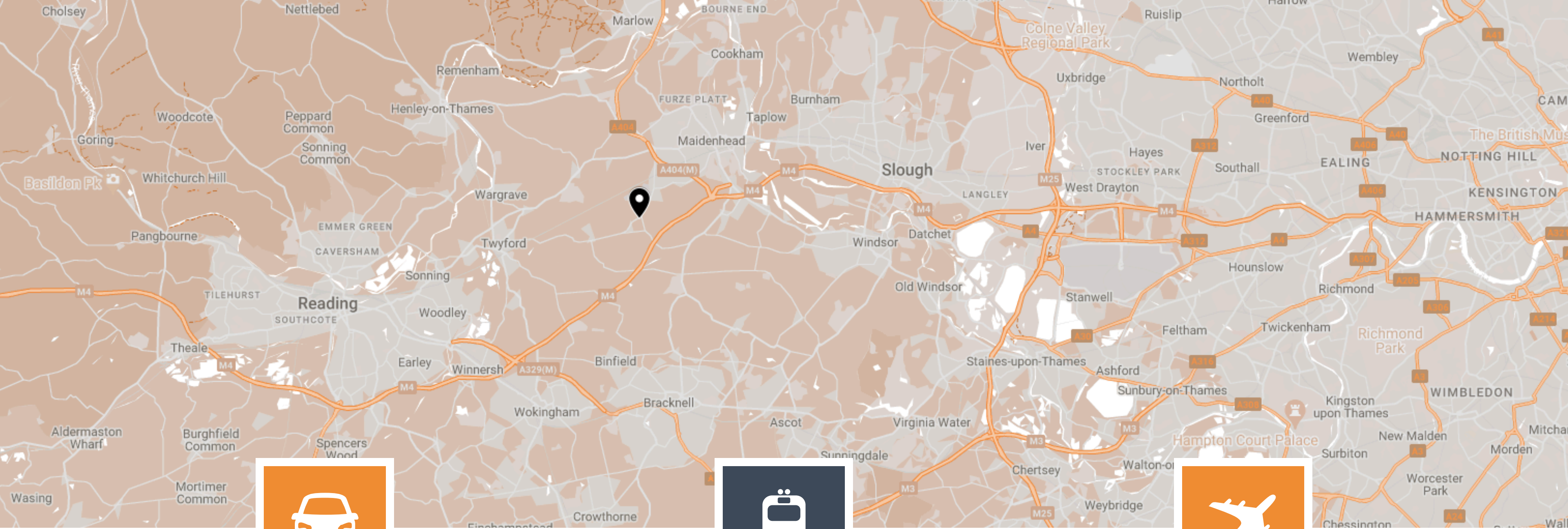
# LOCATION

Grove Park is in the heart of the village of White Waltham. Easily accessible from the A404M and the wider motorway network. Maidenhead train station is just 10 minutes away and provides fast overground and Elizabeth Line services to London Paddington and the City. Heathrow airport is easily accessible being approx. 20 mins drive.

Grove Park is adjacent to a new Shanly Homes residential development of 79 houses as well as an established business park.

- 1 Grove Park Business Estate
- 2 Waltham Park Business Estate
- 3 Shanly Homes residential development
- 4 White Waltham C of E Academy
- 5 Woodlands Park Primary School
- 6 Maidenhead Office Park
- 7 Wessex Primary School
- 8 Lowbrook Academy
- 9 Cox Green School
- 10 Norden Farm Centre for the Arts





## CAR

**3.5 MILES TO M4 (J8/9)**

The A404 connects Maidenhead to J8/9 of the M4 in 3.5 miles and the M25 within 14 miles.



## TRAIN

**3.5 MILES TO MAIDENHEAD STATION**

10 minutes drive to Maidenhead train station where you can access the Elizabeth Line with regular services into London.



## AIRPORT

**17 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Maidenhead.

# GET IN TOUCH



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Owned and managed by:

**SORBON**  
ESTATES

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