NEWMARK

To Let



Suez House

13-35 Grenfell Road, Maidenhead, SL6 1ES

Bright, light fully fitted office to let.
Floors of approx 4,800 sq ft.
Private parking available on site.

4,868 to 9,754 sq ft

(452.25 to 906.18 sq m)

- Sublease available till April 2030
- EPC B
- Adjacent to Maidenhead Station
- Approximately 5 minute walk from the town centre
- LED Lighting
- Raised Floors
- Air conditioning
- Two Passenger Lifts

Suez House, 13-35 Grenfell Road, Maidenhead, SL6 1ES

Summary

Available Size	4,868 to 9,754 sq ft
Rates Payable	£11.45 per sq ft
Rateable Value	£11
Service Charge	N/A
EPC Rating	B

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.

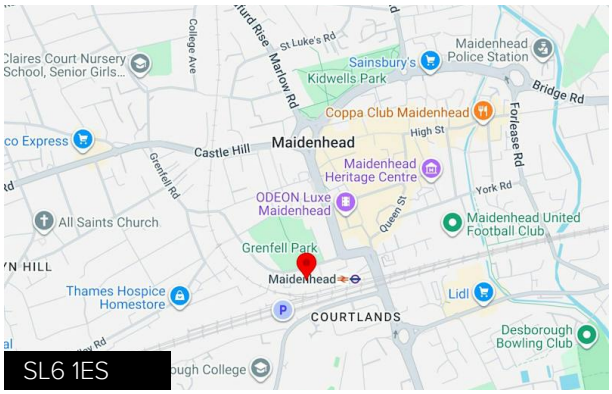
Location

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. This office opportunity is directly opposite Maidenhead station, offering flexible accommodation with excellent Elizabeth Line connectivity to Central London, Heathrow and the Thames Valley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	4,886	453.92	Available
4th	4,868	452.25	Available
Total	**9,754**	**906.17**	







Viewing & Further Information



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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.

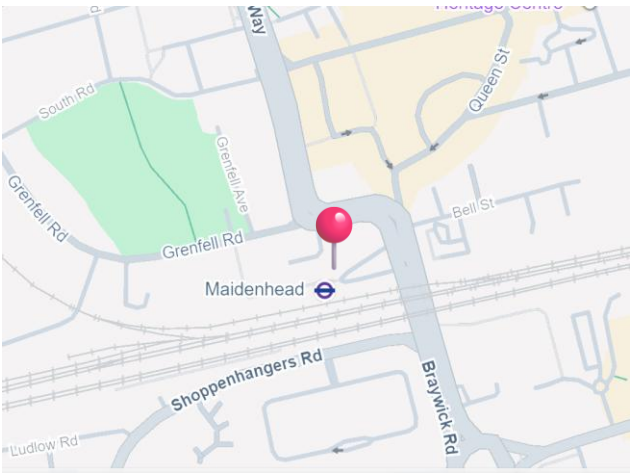
SPECIFICATION

- 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

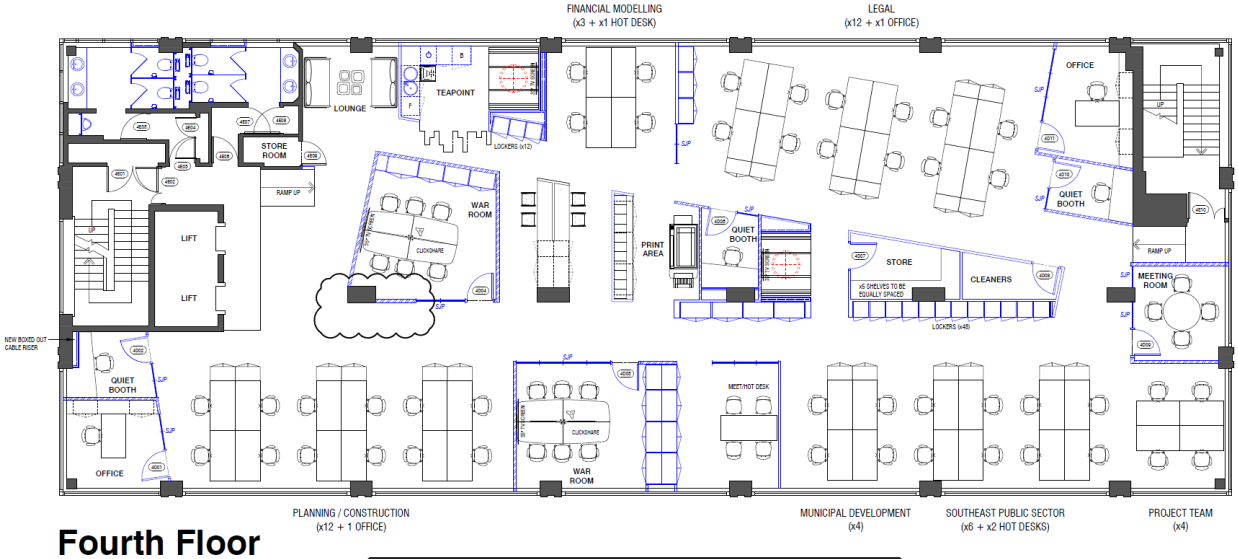
B



VIEWINGS

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

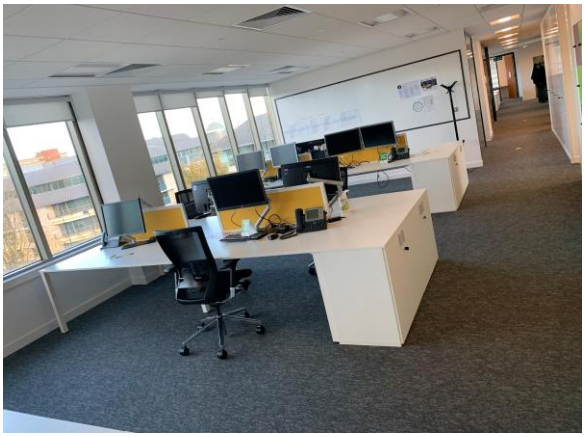
FLOOR PLAN

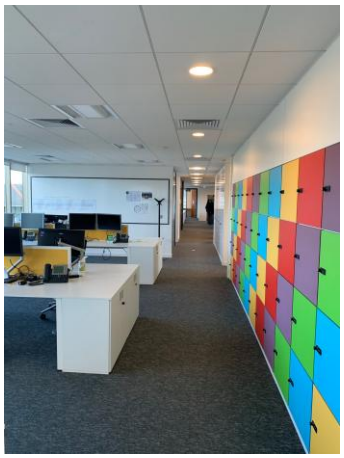


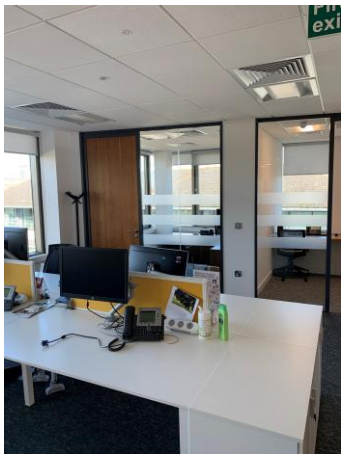
Fourth Floor

PHOTOS











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Particulars issued: November 2025