



## Modern Office Suites

### Ashwood

Grove Business Park, Maidenhead,  
SL6 3LW

Office

**TO LET**

**1,070 to 4,920 sq ft**

(99.41 to 457.08 sq m)

- Excellent on site parking (1:250 sq ft) + additional available
- Established business park location
- LED lighting & air-conditioning
- 'E-class' planning suitable for a variety of uses

# Ashwood, Grove Business Park, Maidenhead, SL6 3LW

## Summary

<b>Available Size</b>	1,070 to 4,920 sq ft
<b>Rent</b>	£12.50 per sq ft
<b>Rates Payable</b>	£8.40 per sq ft
<b>EPC Rating</b>	D (77)

## Description

Grove Park sits in a picturesque rural setting on the outskirts of White Waltham. There is an impressive approach and entrance to the Business Park which is set in attractively landscaped grounds. The suites benefit from LED lighting, full access raised floors, suspended ceilings, carpets, Cat V cabling and comfort cooling. There is excellent on site parking at a ratio of 1:250 sq ft plus additional parking can be made available.

## Location

Ashwood is located in Grove Park, an established business park in the village of White Waltham. Easily accessible from the A404M and the wider motorway network. The mainline station in Maidenhead (Cross Rail) provides a fast service to London Paddington. Heathrow airport is easily accessible being approx. 20 mins drive.

## Viewings

By arrangement with the agents.

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

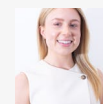
Each party will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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