

# OFFICE SUITES TO LET



# BEECHWOOD

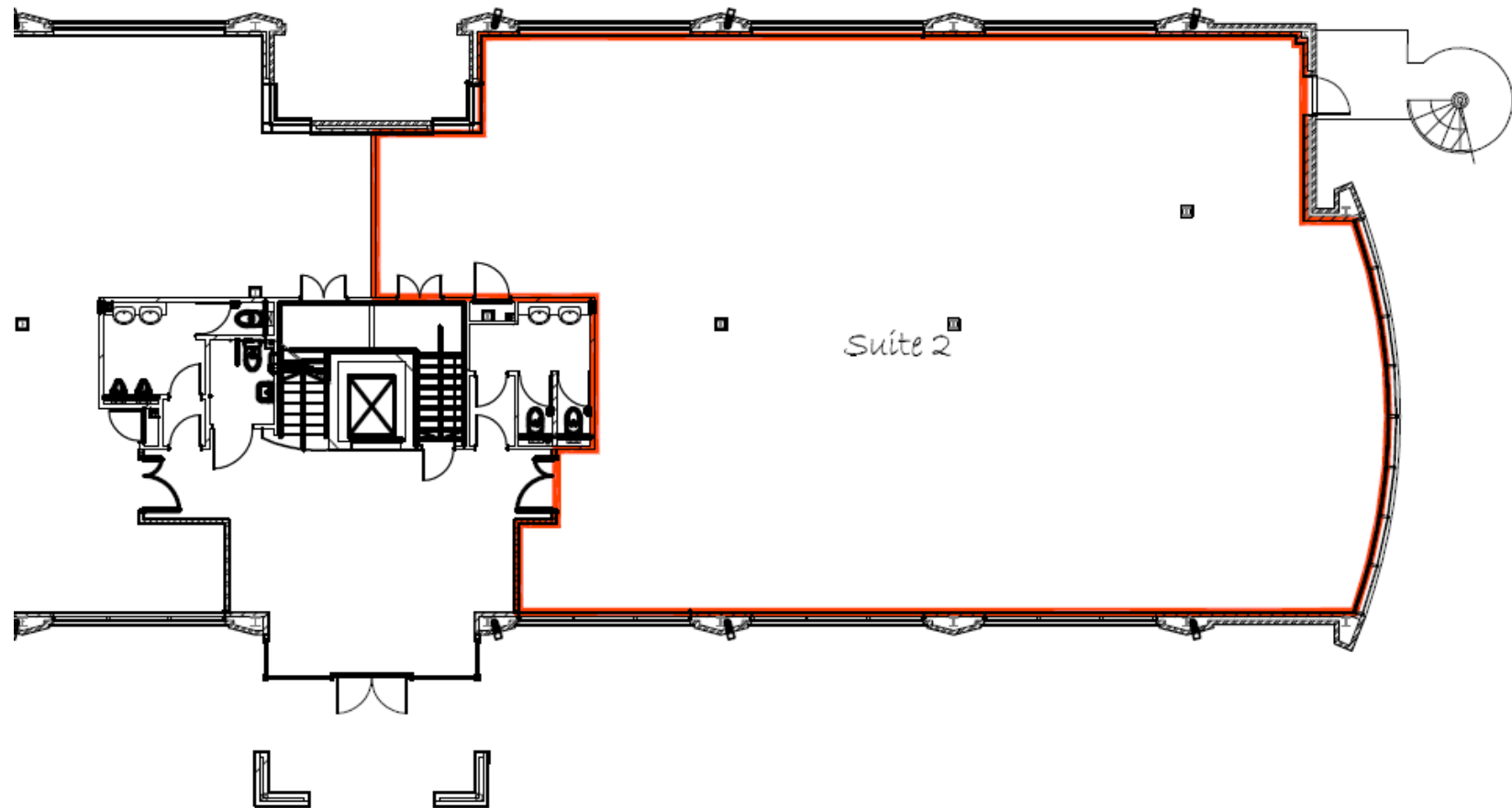
GROVE PARK BUSINESS ESTATE  
WHITE WALTHAM  
MAIDENHEAD  
SL6 3LW



# GROUND FLOOR SUITE 2

2,890 SQ FT

(268.48 SQ M)



## SUITE 2

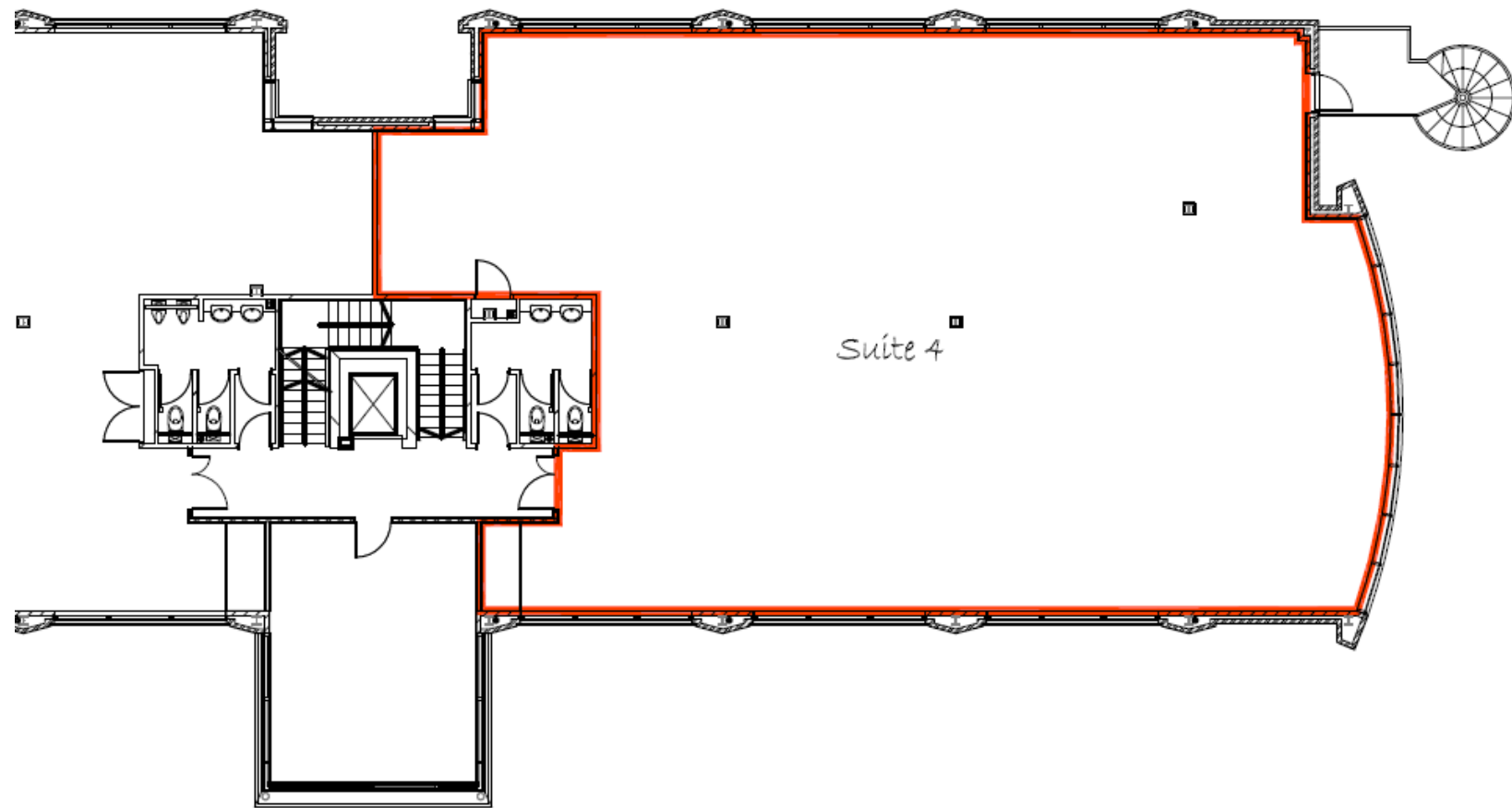
Rent: £17.50 psf +VAT  
Rateable value: £45,500  
Rates payable: £22,705



# 1ST FLOOR SUITE 4

3,304 SQ FT

(306.95 SQ M)



## SUITE 4

Rent: £17.50 psf +VAT

Rateable value: £55,000

Rates payable: £28,160

# SPECIFICS

The suites offer a high quality specification including the following:



Ample parking spaces



8 person passenger lift



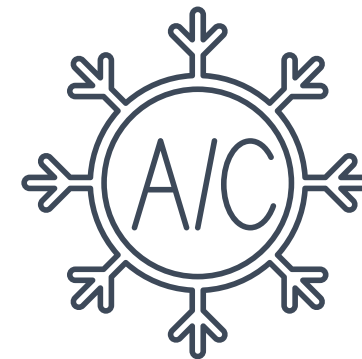
Self-contained



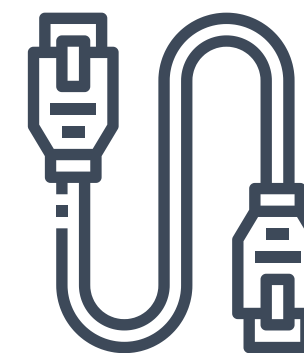
Onsite café



Dedicated male and female WCs



Air conditioning



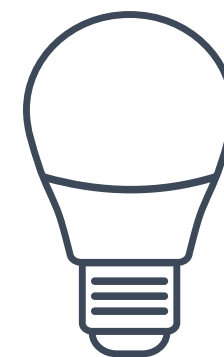
Cat V cabling



Estate CCTV



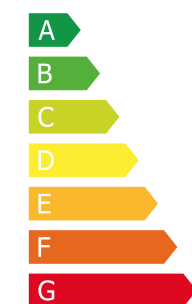
Full access raised floor



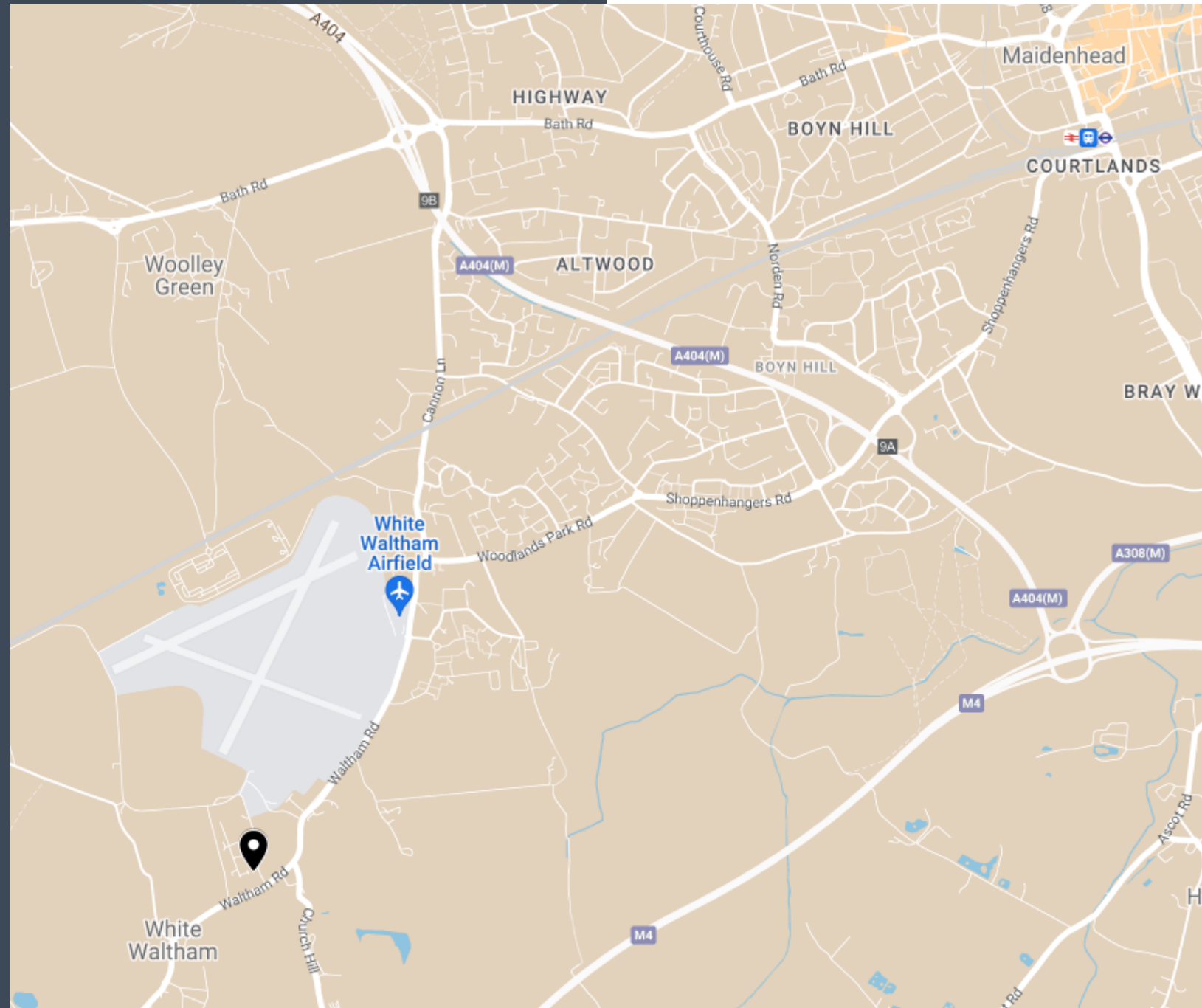
LED Lighting



Suspended tile ceiling



EPC rating B(41)



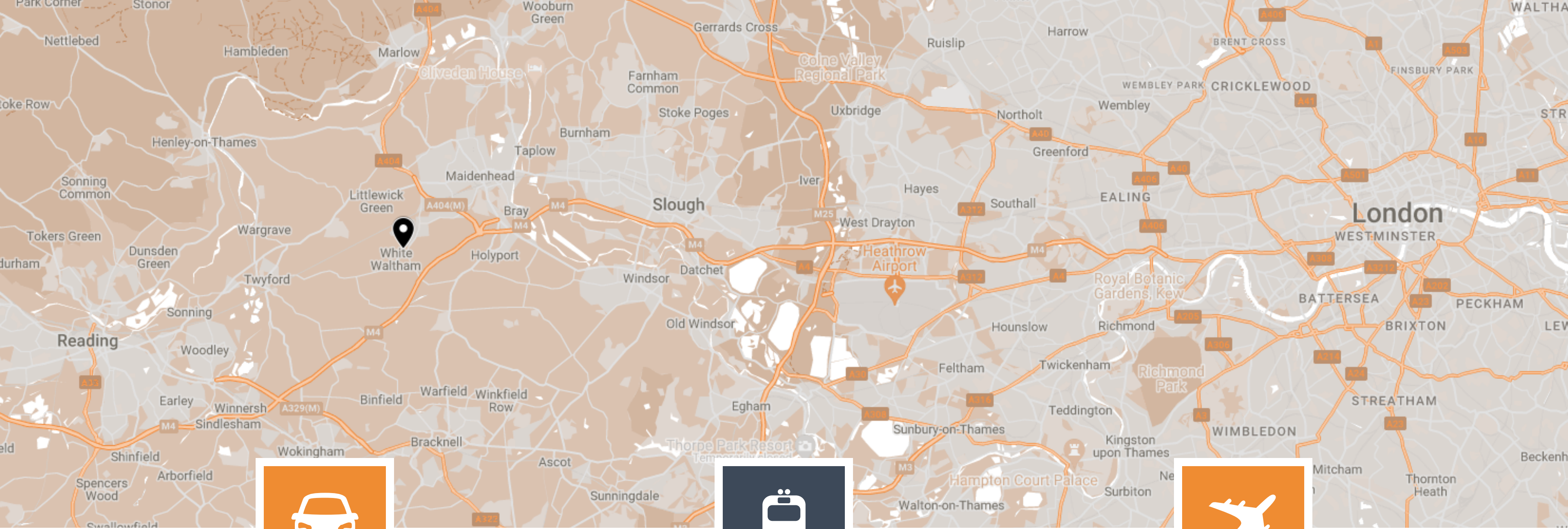
# LOCATION

Located on the outskirts of Maidenhead, the village of White Waltham is steeped in history with one of the oldest and best known airfields in the country.

With a café, barbers and children's day nursery all within the Grove Park Business Estate, Beechwood has lots of convenient amenities right on the doorstep.

The out of town location also benefits from ample parking spaces and quick access to the motorway network.





## 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 TRAIN 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:

**SORBON**  
ESTATES

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

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