

OFFICE SUITE TO LET



OAKWOOD

GROVE PARK BUSINESS ESTATE
WHITE WALTHAM
MAIDENHEAD
SL6 3LW

GROUND FLOOR

3,496 SQ FT

(325 SQ M)

**HIGH QUALITY OFFICE SUITE TO LET WITH
SUBSTANTIAL PARKING PROVISION**

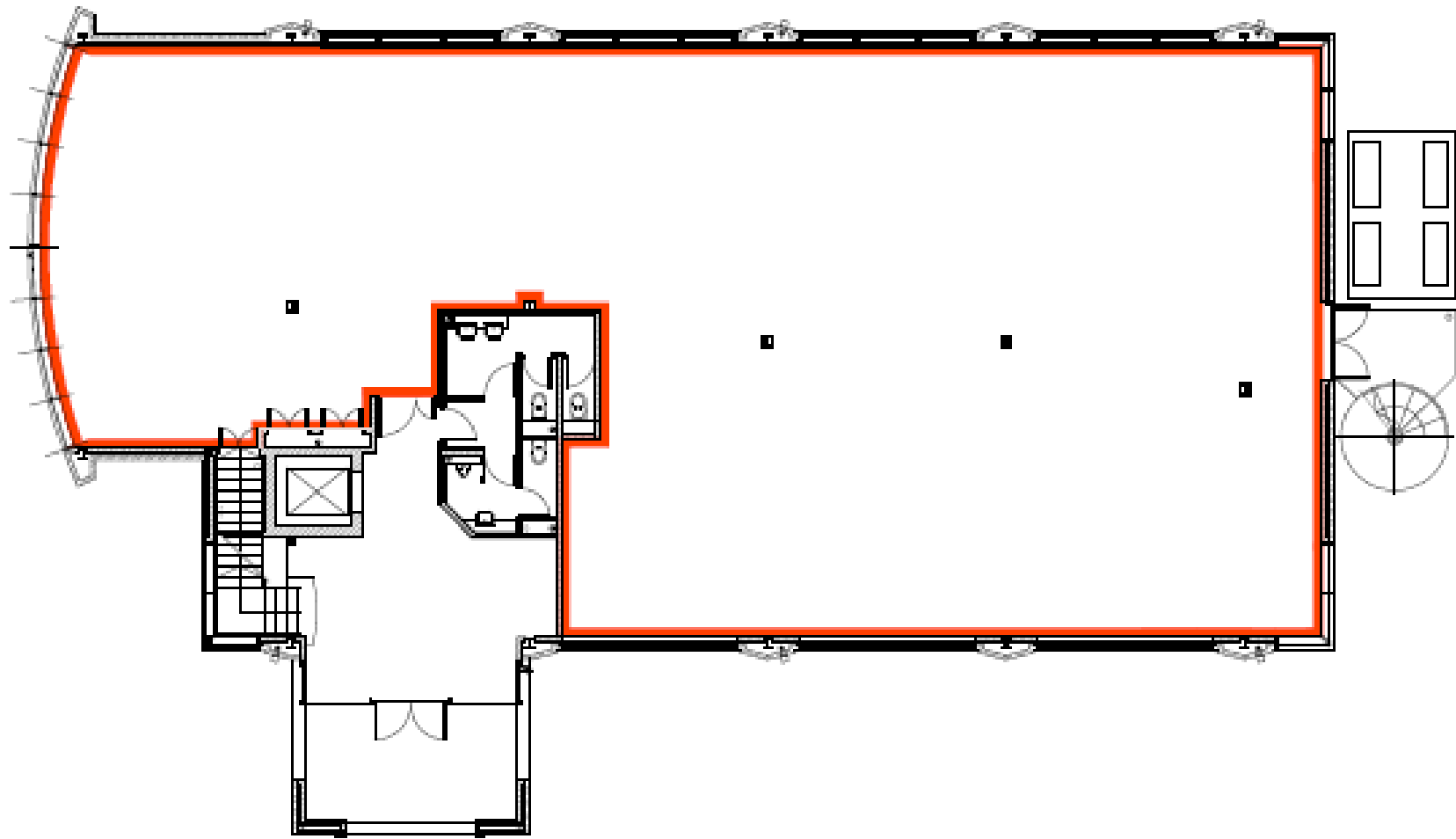
Rent: £17.50 psf +VAT

Rateable value: £60,000

Rates payable: £30,720



FLEXIBLE SPACE



GROUND FLOOR

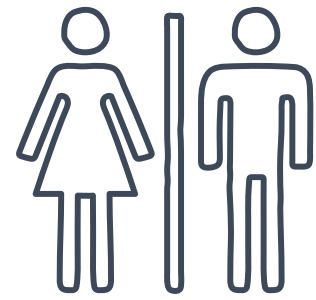
Oakwood's ground floor suite totals 3,496 sq. ft. of high quality, flexible space.

The current layout includes a fitted kitchen, a unique hand painted feature wall and has been stylishly decorated to show how the space could work for a modern office tenant*.

The building benefits from male and female toilets and an 8 person passenger lift.

SPECIFICS

The accommodation offers a high quality specification including the following:



Dedicated male and female WCs



8 person passenger lift



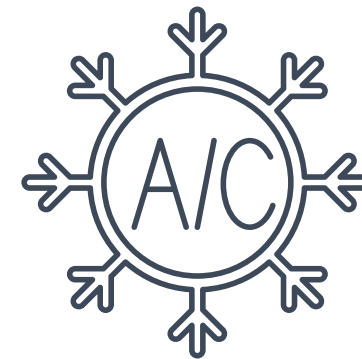
Self-contained



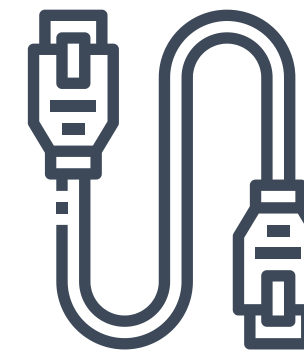
Onsite café



Ample parking spaces



Air conditioning



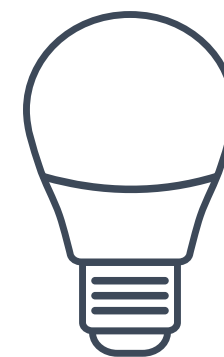
Cat V cabling



Estate CCTV



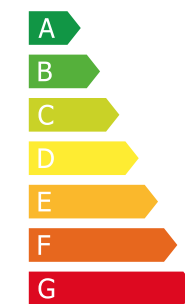
Full access raised floor



LED Lighting



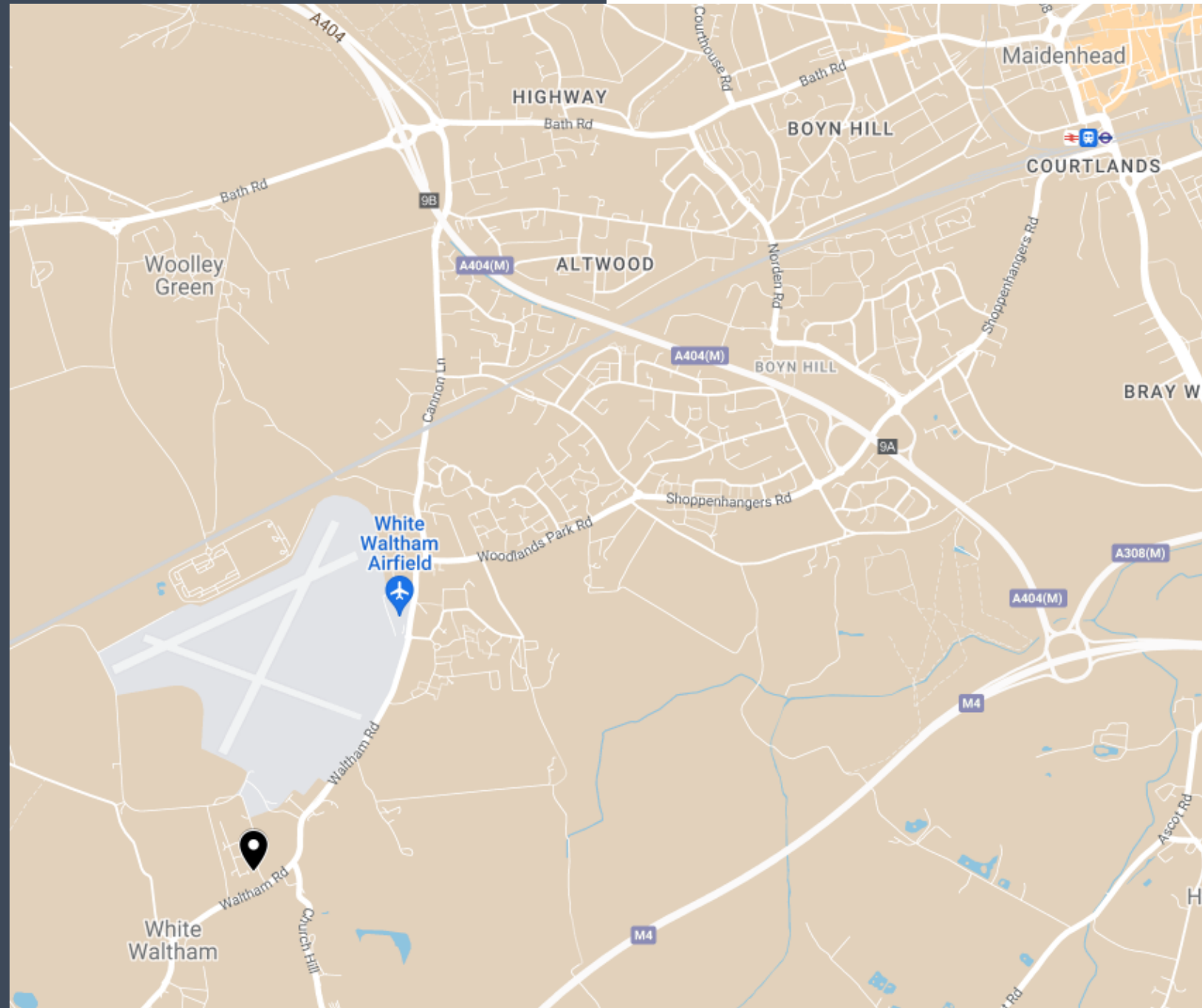
Suspended tile ceiling



EPC rating 59C





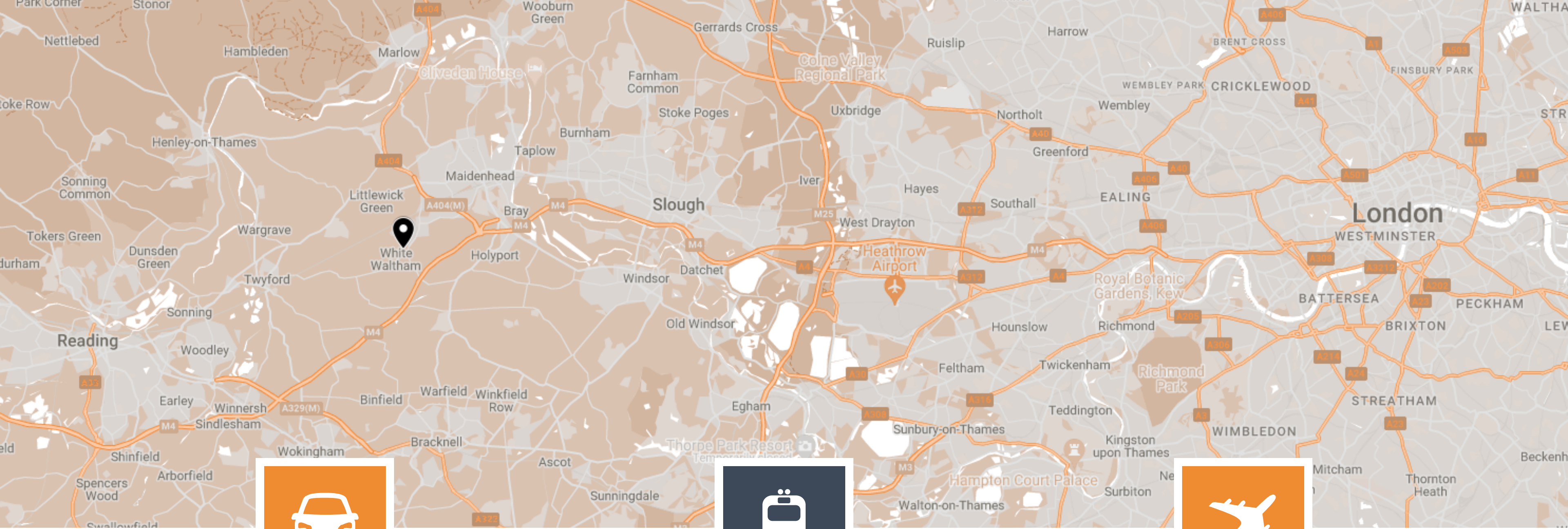


LOCATION

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, Oakwood 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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*Please note that all images are for illustrative and indicative purposes only and furniture is not included with the lease. Images may include optional upgrades at additional cost. Please check with your Sorbon Estates representative for more information.