

OFFICE SPACE TO LET



1 GROVE ROAD

MAIDENHEAD, BERKSHIRE, SL6 1LW

UPPER FLOORS

TOTAL 865 SQ FT

(80.36 SQ M)

TOWN CENTRE OFFICE SPACE TO LET

- Town centre location
- Close to railway station
- Air conditioning
- Gas central heating
- Category II lighting
- Car parking available by way of separate licence
- Lease either floor independently or both together

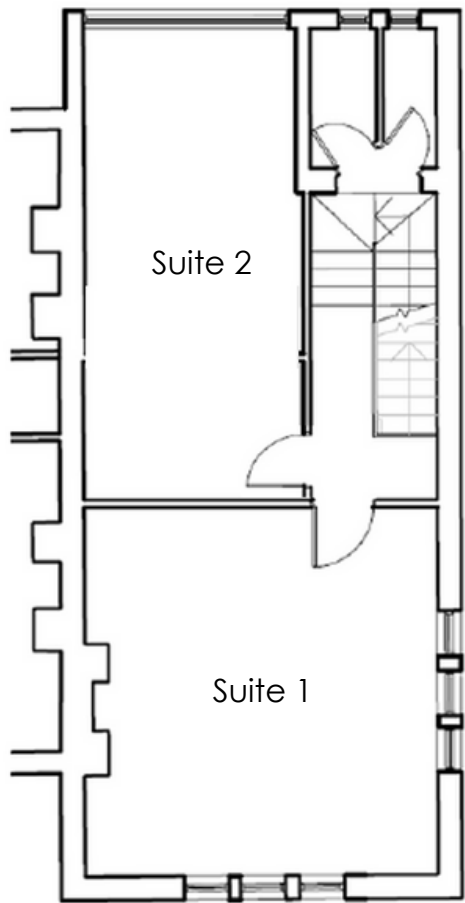


FLEXIBLE SPACE

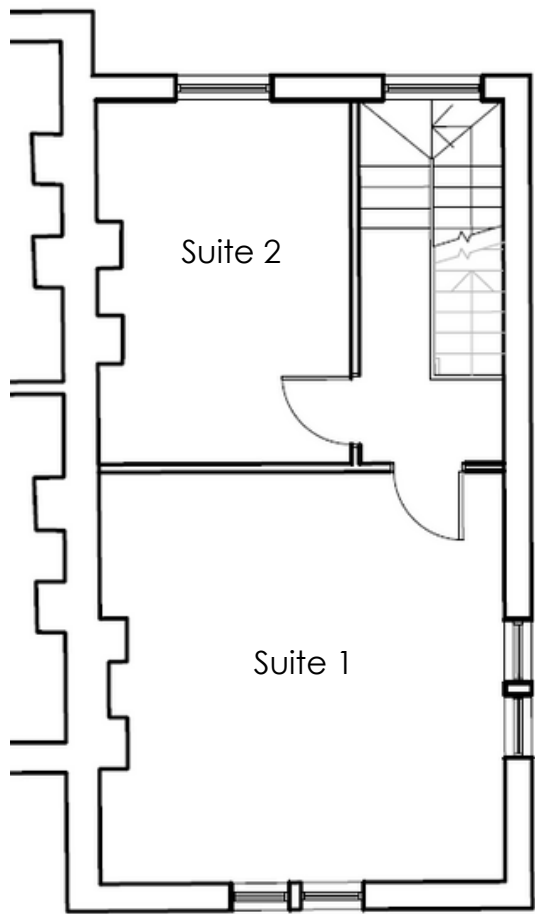
Our dynamic office space, spanning two floors, occupies the coveted corner of Grove Road and Broadway. The first floor boasts two office spaces and conveniently located male/female WC's. Ascend to the second floor, where once again, you'll find two versatile office spaces to meet your business needs.

You have the opportunity to customise your workspace by opting to lease either floor independently or both together.

FLOOR	SUITE	SIZE (SQ FT)	RENT (+VAT PA)
1st	Suite 1	261	£7,650
1st	Suite 2	207	
2nd	Suite 1	254	£6,500
2nd	Suite 2	143	
1st & 2nd	All Suites	865	£14,150



First Floor



Second Floor





LOCATION

Maidenhead benefits from a wide range of shops, supermarkets, banks, pubs and restaurants.

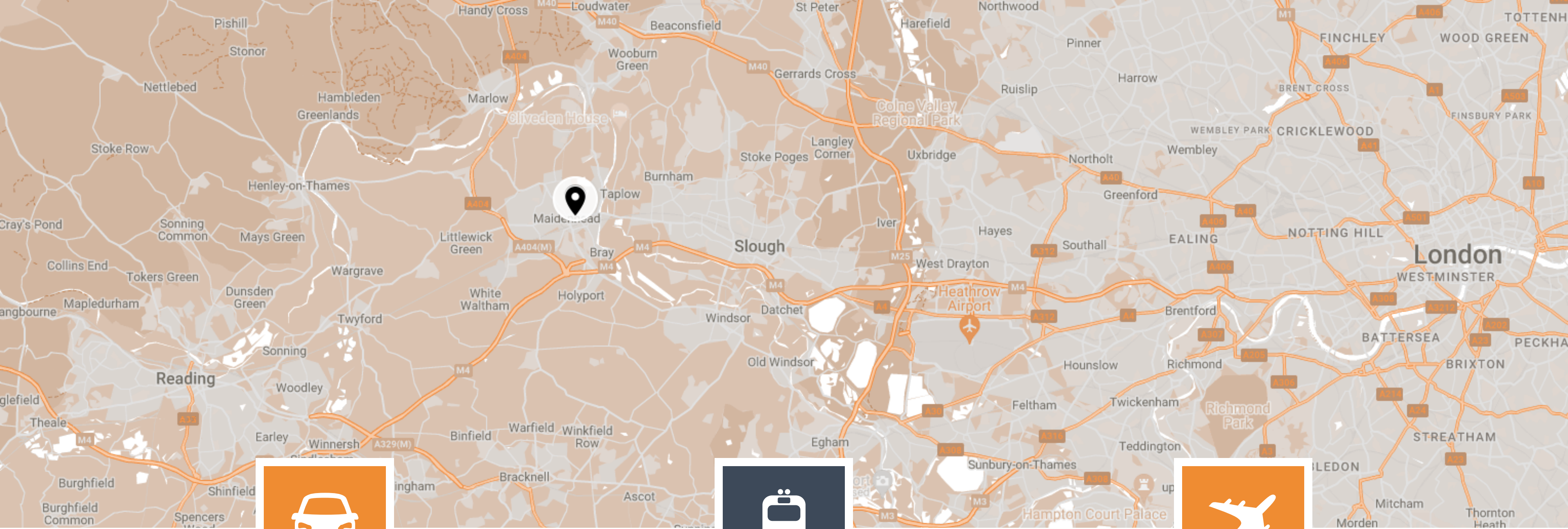
From quick and convenient lunchtime options such as Bakedd, Wenzel's, Caffé Nero and Costa to restaurants that include Sauce and Flour, Bardo Lounge, Coppa Club and Storia.

There are also a range of hotels to choose from such as Premier Inn, Travelodge, Fredrick's Hotel and Taplow House Hotel & Spa.



- 1 Premier Inn
- 2 Sainsbury's
- 3 Hines Meadow Car Park
- 4 Costa
- 5 Bakedd
- 6 Waitrose
- 7 Odeon
- 8 Travelodge
- 9 Grove Road Car Park
- 10 Waterside Quarter





CAR

2.5 MILES TO J8/9 OF M4

Close to the Holyport Interchange on the M4.



TRAIN

0.3 MILES TO MAIDENHEAD TRAIN STATION

Regular Elizabeth Line and Overground trains into London.



AIRPORT

14 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

GET IN TOUCH



Mitchell Brooks

01628 582707

07818 117021

mitchell.brooks@kemptoncarr.co.uk

Luke Bennett

01628 771221

07385 467367

luke.bennett@kemptoncarr.co.uk

Owned and managed by:



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

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. February 2024.