

FLEXIBLE  
LEASE TERMS  
AVAILABLE

# GROUND & FIRST FLOOR OFFICE SUITES TO LET

BEECHWOOD  
GROVE PARK BUSINESS ESTATE  
WHITE WALTHAM, MAIDENHEAD, SL6 3LW

## FLEXIBLE SQ FT

337 - 3,307 sq ft (31.3 - 307.23 sq m)



# OFFICE SUITES TO LET WITH PARKING

Floor	Suite	Sq Ft
Ground	Suite 2	2,890
First	Suite 4 (whole suite)	3,307
First	Suite 4.1	1,293
First	Suite 4.2	1,356
First	Suite 4.3	337

**Rent:** £12.50 psf +VAT pa

**Lease:** Flexible lease terms offered, with durations from a minimum of one year

**Legal Fees:** Each party to bear their own costs

**Business Rates:** All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

**EPC Rating:** B (41)

Located on the outskirts of Maidenhead, the out of town location benefits from ample parking spaces and quick access to the motorway network.



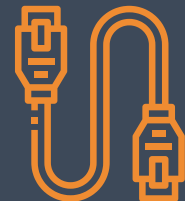
Air conditioning



8 person passenger lift



Flexible size



Cat V cabling



Suspended ceilings



Full access raised floor

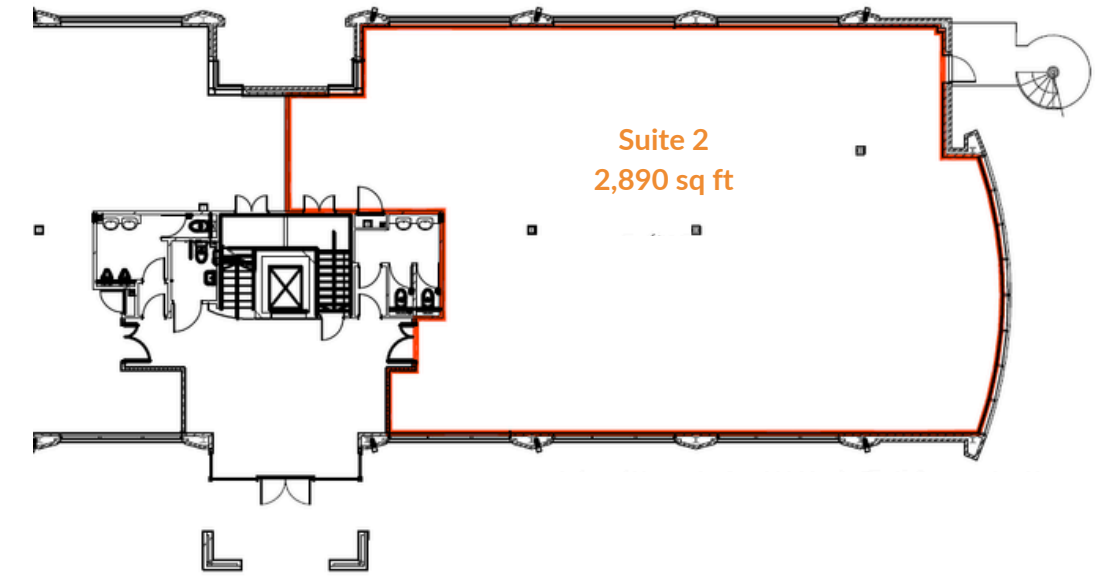


LED lighting

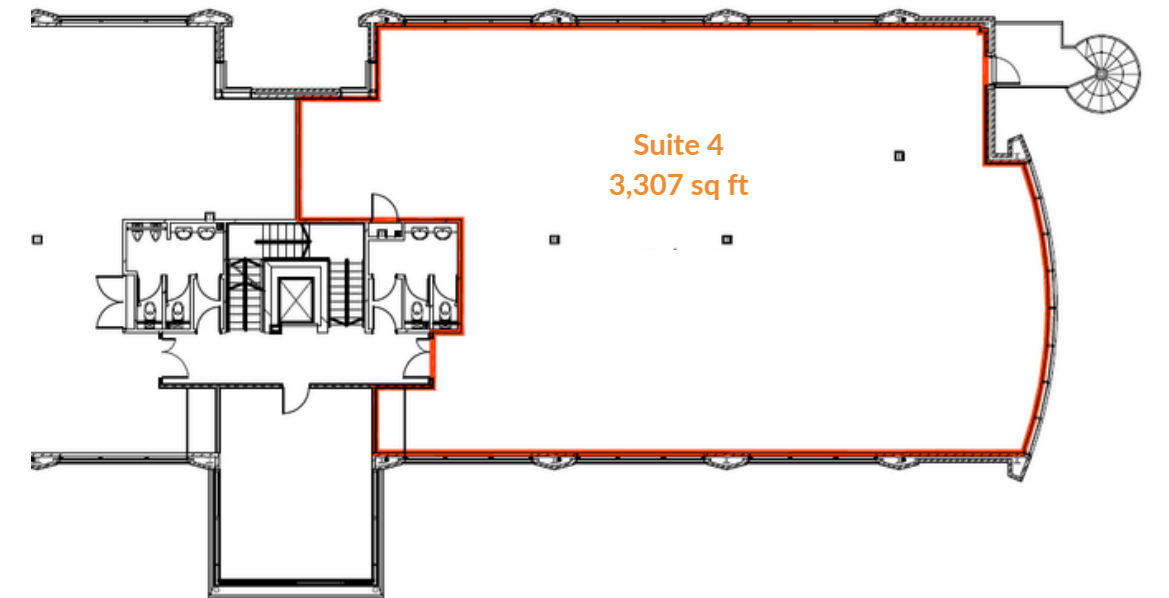


Parking available

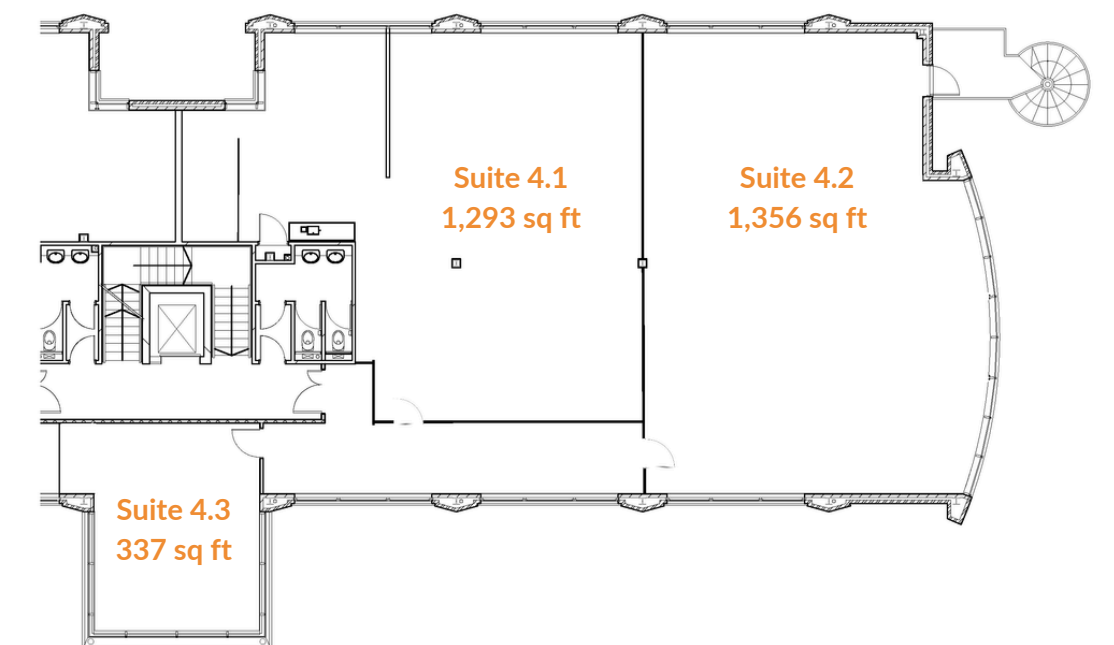
Ground Floor



First Floor - Whole Suite



First Floor - Split Suite  
(other configurations available)

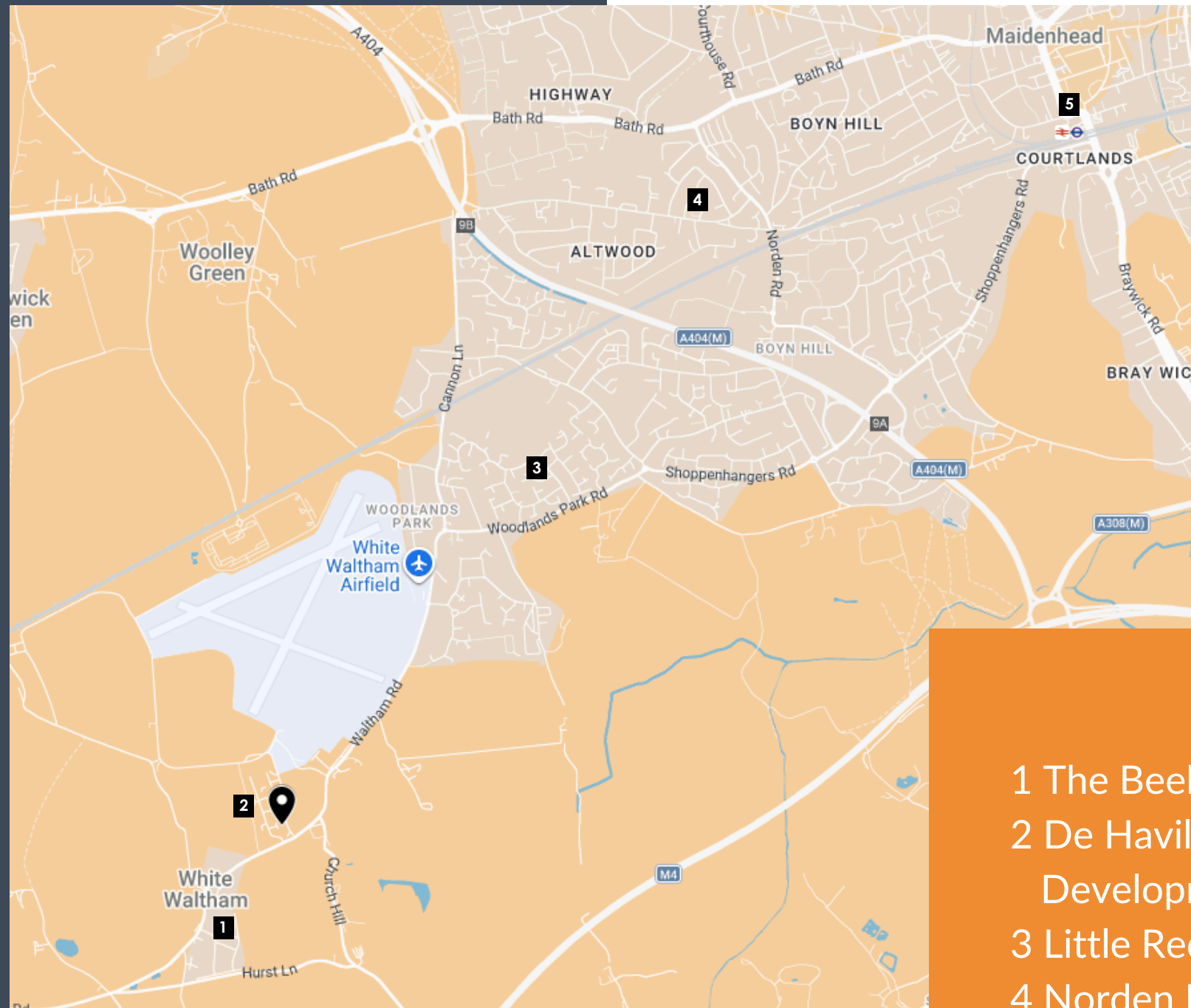




# LOCATION

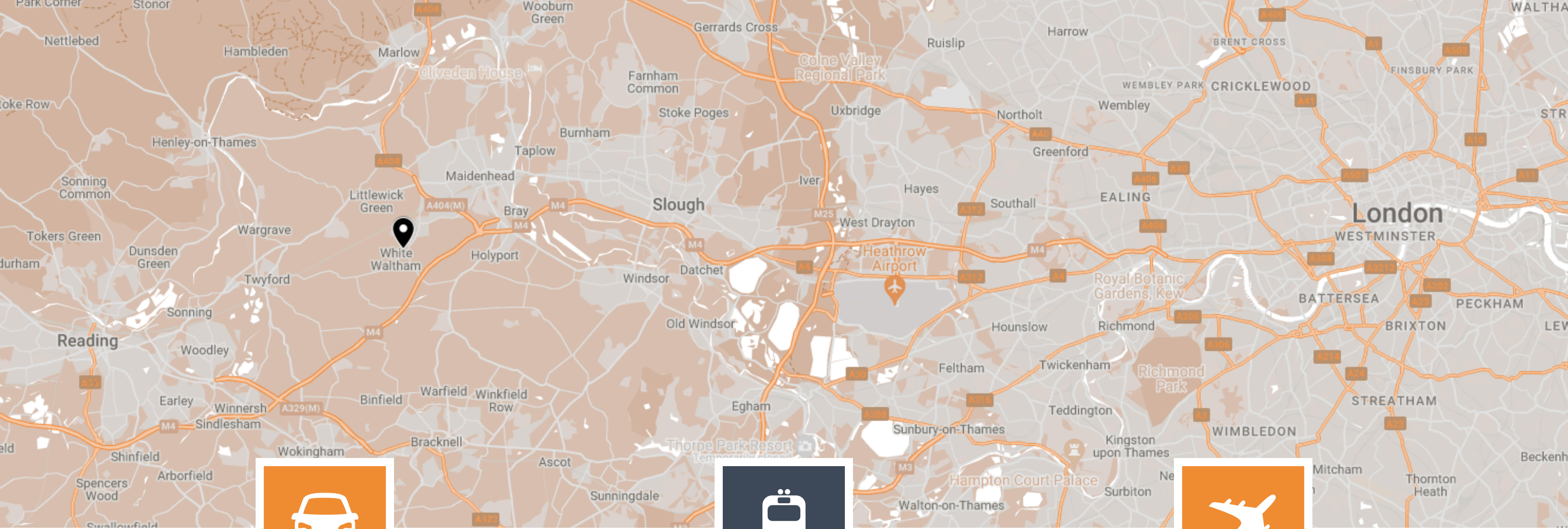
Set within the picturesque village of White Waltham, Beechwood at Grove Park Business Estate offers the best of both worlds: a peaceful rural setting paired with excellent regional and national connectivity. The Estate enjoys swift access to the A404(M), linking directly to both the M4 (Junction 8/9) and M40 (Junction 4), providing easy onward travel to Heathrow Airport, Central London, and the wider UK motorway network via the M25.

The surrounding area offers additional conveniences such as local eateries and traditional pubs, with Maidenhead town centre less than 10 minutes away, providing a wide selection of restaurants, retailers and hotels.



- 1 The Beehive Village Pub
- 2 De Havilland Place Residential Development
- 3 Little Red Hen Day Nursery
- 4 Norden Farm Centre for the Arts
- 5 Maidenhead Train Station





## 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 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:



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

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April 2026.

Please note that all images are for illustrative and indicative purposes only. Please check with your Sorbon Estates representative for more information.