

B1 Offices/D1 Healthcare



Fully Refurbished
Self Contained
86 on site car
parking spaces

20,000 sq ft
TO LET





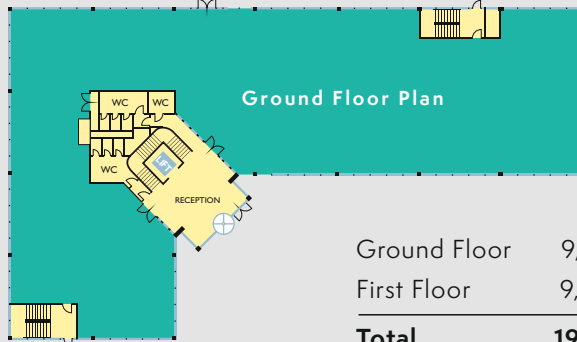
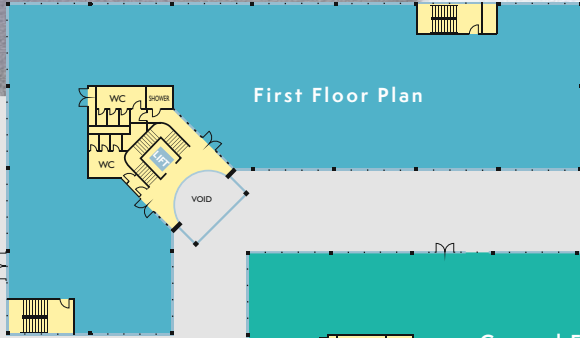
LOCATION

Waltham Park occupies a semi-rural position approx. 3 miles west of Maidenhead and benefits from excellent road and motorway connections. Maidenhead mainline station provides direct services to London Paddington.

Maidenhead Town Centre offers extensive shopping and commercial facilities and a wide range of leisure activities.

Within the immediate locality are a number of good quality hotel, conference and commercial facilities.

UNIT 6



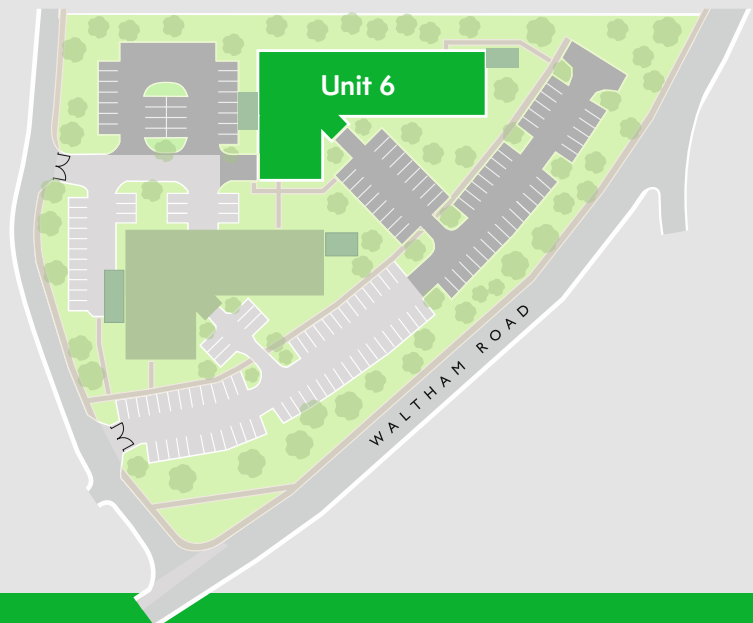
Ground Floor	9,690 sq ft	900.55 sq m
First Floor	9,460 sq ft	879.18 sq m
Total	19,150 sq ft	1779.73 sq m

Car parking for 86 cars

EPC = B:40

FEATURES

- Air conditioned
- 86 car parking spaces (1:222 sq ft)
- Excellent fibre connectivity
- Metal suspended ceilings
- Intelligent LED high intensity lighting
- Full access raised floor
- Double height reception
- Shower room and disabled WC
- New carpets installed
- Rear service access
- Mature landscaped environment





From 2019 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Connections to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).



Tenure: Leasehold term by arrangement.

Viewing: By appointment with the joint sole agents.

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