



TO LET **NEW BUILD** **CHILDREN'S NURSERY**

GROVE PARK

WHITE WALTHAM, MAIDENHEAD, SL6 3LW

7,805 sq ft (725.11 sq m) GIA

NEW BUILD CHILDREN'S NURSERY BUILDING WITH PARKING AND GARDEN/PLAY AREA

Size: 7,805 sq ft (725.11 sq m) GIA

Rent: POA

Business Rates: To be rated on first occupation

EPC Rating: EPC exempt - currently being constructed or undergoing major refurbishment

Terms: Available on a new lease for a term to be agreed, the lease will be direct with the landlord

Legal Fees: Each party will be responsible for their own legal costs.

VAT: All figures are quoted exclusive of VAT which we understand will be chargeable

DETAILS

Planning is being sought for a new purpose built nursery building, providing a fantastic opportunity for a growing nursery brand.

Located just 4 miles from Maidenhead, in the commuter village of White Waltham, the state-of-the-art nursery building will be set over 2 floors with passenger lift, classrooms, changing rooms, kitchens, laundry rooms and staff office.

The large rear garden provides the perfect outdoor play area and there will be onsite parking for 24 cars.



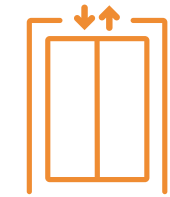
New build



24 parking spaces



Large private outdoor garden



Passenger lift



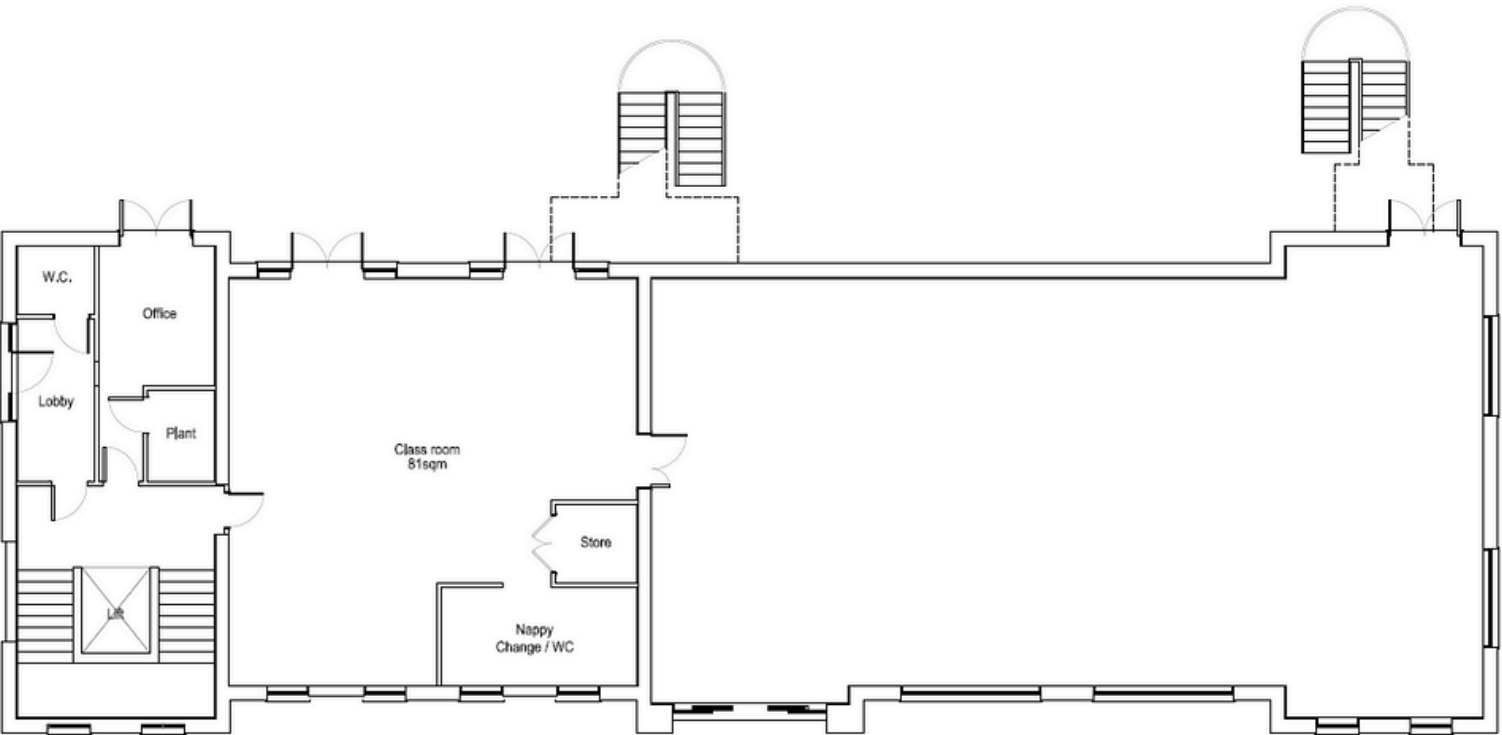
Kitchens



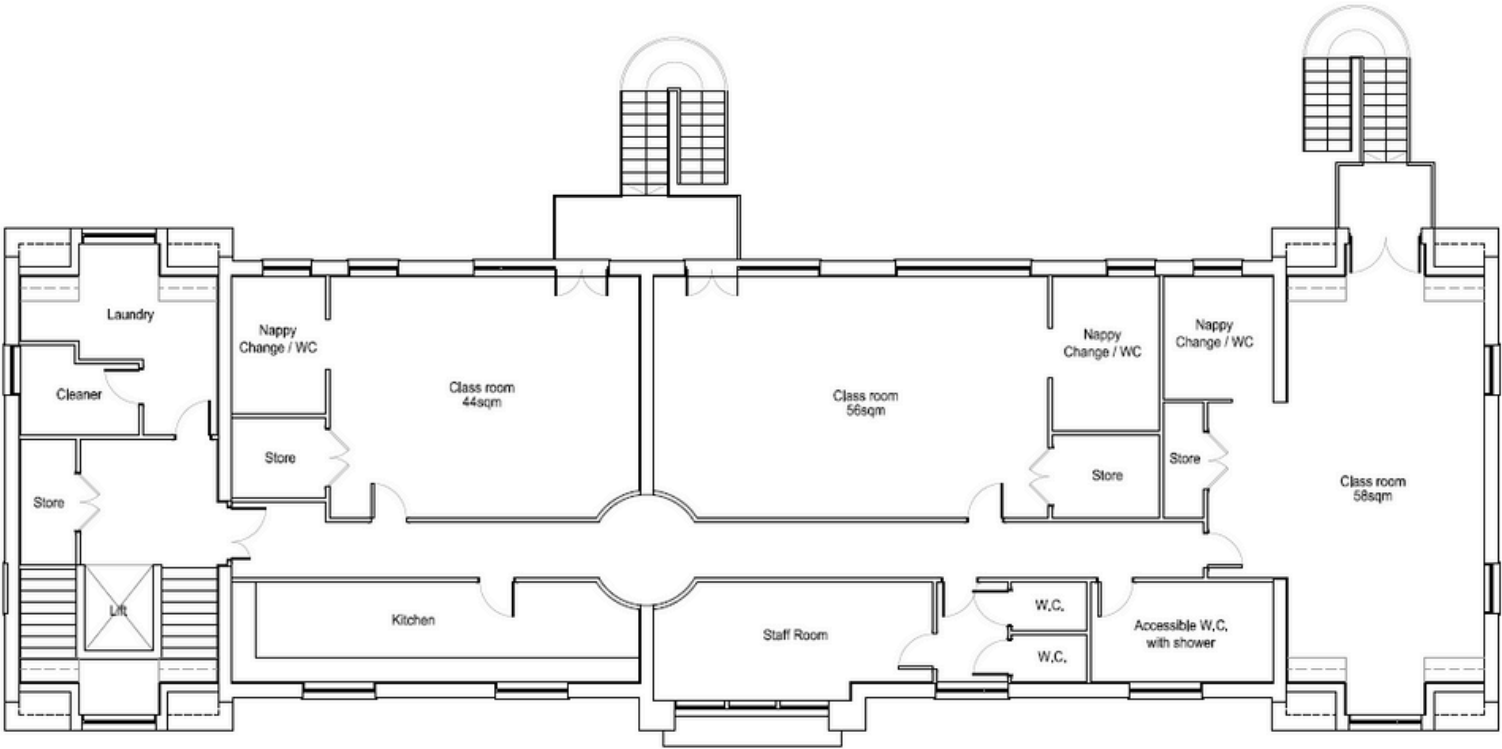
Staff office



FLOOR & SITE PLANS

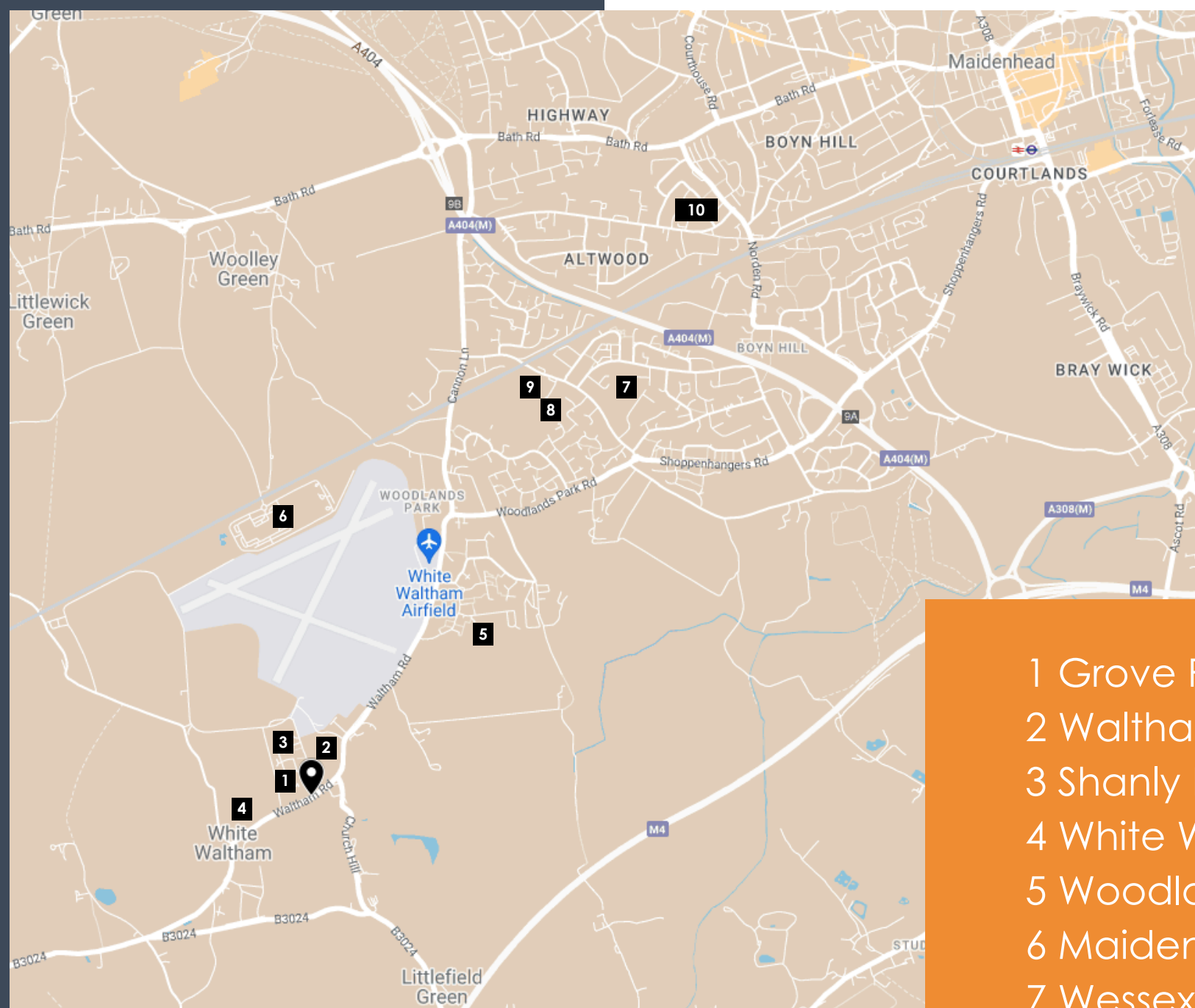


Ground Floor



First Floor



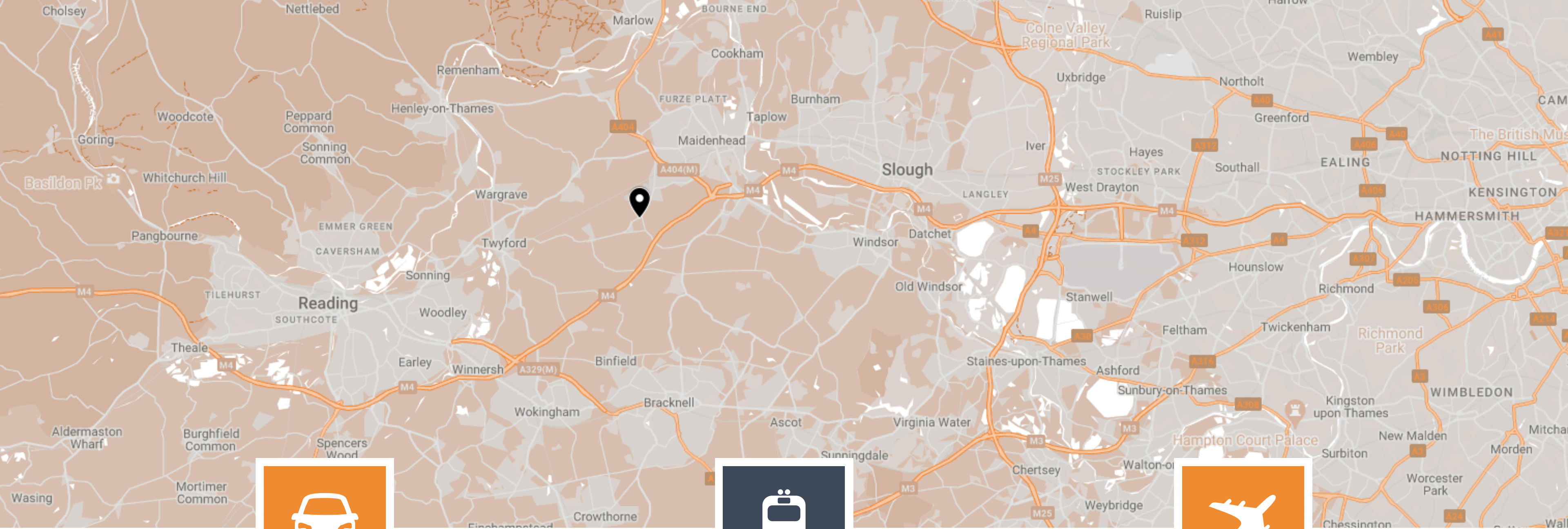


LOCATION

Grove Park is in the heart of the village of White Waltham. Easily accessible from the A404M and the wider motorway network. Maidenhead train station is just 10 minutes away and provides fast overground and Elizabeth Line services to London Paddington and the City. Heathrow airport is easily accessible being approx. 20 mins drive.

Grove Park is adjacent to a new Shanly Homes residential development of 79 houses as well as an established business park.

- 1 Grove Park Business Estate
- 2 Waltham Park Business Estate
- 3 Shanly Homes residential development
- 4 White Waltham C of E Academy
- 5 Woodlands Park Primary School
- 6 Maidenhead Office Park
- 7 Wessex Primary School
- 8 Lowbrook Academy
- 9 Cox Green School
- 10 Norden Farm Centre for the Arts



CAR

3.5 MILES TO M4 (J8/9)

The A404 connects Maidenhead to J8/9 of the M4 in 3.5 miles and the M25 within 14 miles.



TRAIN

3.5 MILES TO MAIDENHEAD STATION

10 minutes drive to Maidenhead train station where you can access the Elizabeth Line with regular services into London.



AIRPORT

17 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

GET IN TOUCH



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Owned and managed by:

SORBON
ESTATES

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