



Stubblings

Stubblings House

Offices
to Let



Stubbings House Offices

TO LET

Suite 1: Ground Floor - 1 room - £899.00 pcm – up to 4 persons (available Sept)

Suite 5: 1st Floor - 2 interlinking rooms - £1,399.00 pcm – up to 6 persons (available Sept)

Suite 16: 2nd Floor - 1 room - £649.00 pcm – for up to 4 persons (available Aug)



Flexible Terms:-

Inclusive of heating, lighting, 24hr access, cleaning, water, buildings insurance and car parking.

A Café is available onsite, open 7 days per week.

All within the beautiful setting of Stubbings Estate.

www.stubbingsgroup.com | 01628 820140

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract.

Stubblings House Offices

Background to Stubblings House & Estate

The Grade II listed Manor house dates back to 1750, following which extensive additions were made in the Victorian period including a 2 acre walled garden. Set in 75 acres of mature parkland, the garden is dominated by two massive Cedar trees (*Cedrus libani*) thought to have been planted around the date of Mozart's birth.

In 1940 the house was inhabited by Queen Wilhelmina of the Netherlands when she moved away from the blitz in

London. During this period a garrison of her private guard camped out in the adjoining woodland, and she was often sighted cycling around local villages in the area.

Café Restaurant

Stubblings benefits from its own Café, open 9am to 5pm 7 days per week. The Café is the ideal place to pick up a coffee, breakfast, light bite, lunch or afternoon tea.

Free Wifi is also available in the Café (subject to fair usage). For more information please visit our website.



Location

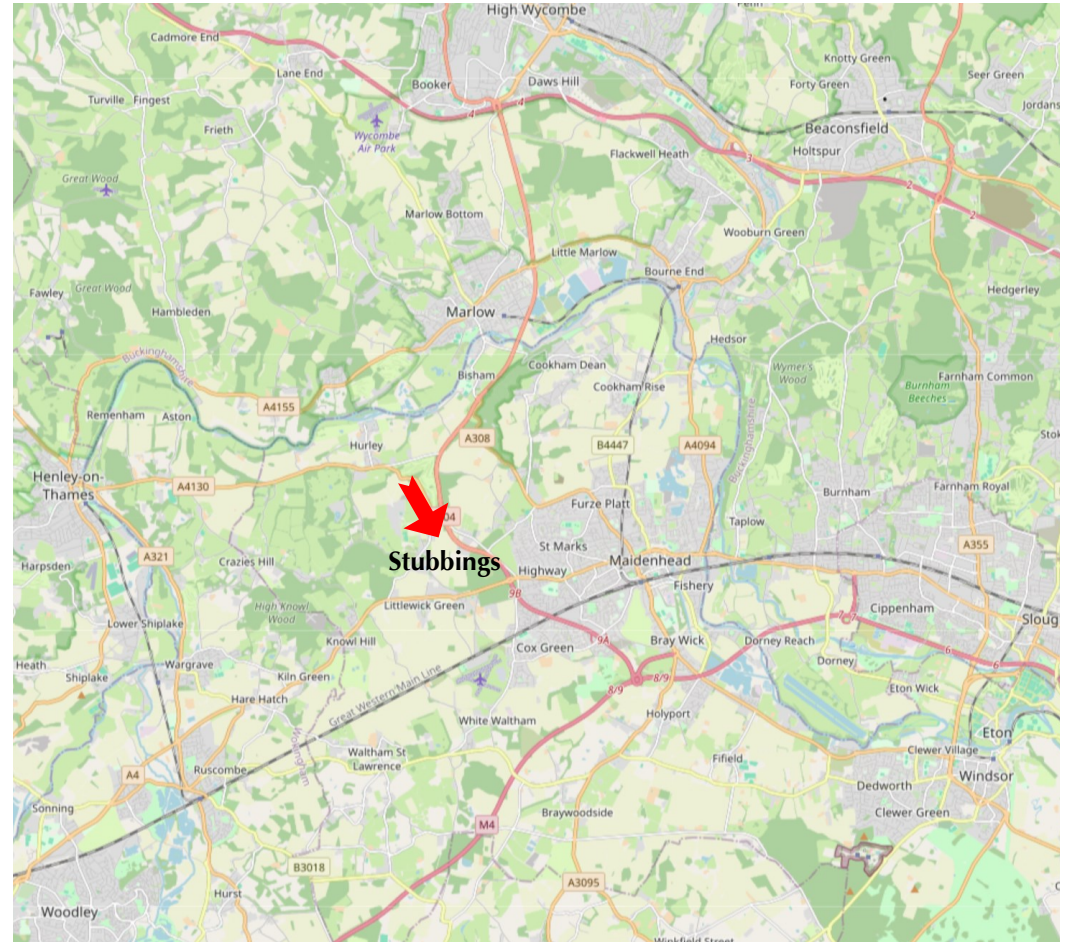
Despite its tranquil and countryside setting Stubbings House is located just 20 minutes from Heathrow International Airport and 45 minutes by road to central London. Train access is provided by the nearby Maidenhead station which is served by the Elizabeth Underground line, providing direct access to stations across London. The M4 motorway, offering quick access to the East and West, is within 2 miles, with the M40 motorway, giving access to Oxford and the North, is within 4 miles.



Stubbings

Stubbings Estate
Henley Road
Maidenhead
SL6 6QL

www.stubbingsgroup.com
01628 820140



M4 (J8/9) 5 minutes

M40 (J4) 10 minutes

Heathrow 20 minutes