



# Stubblings

## OFFICES TO LET

Stubblings Estate  
Henley Road  
Maidenhead  
Berkshire  
SL6 6QL

[www.stubblingsnursery.co.uk](http://www.stubblingsnursery.co.uk)





# Offices To Let

Set within the grounds of the beautiful Stubbings Estate, we have a variety of offices available to let within the main house.

Conveniently located just 5 minutes from the M4, M40, 20 minutes from Heathrow and just off the A404M at Maidenhead.



Inclusive of heating, lighting, 24 hour access, cleaning, water, building insurance and car parking.

A Café is on site, open 7 days a week. All located within the beautiful setting of Stubbings Estate,

Stubbings Estate, Henley Road,  
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01628 820140  
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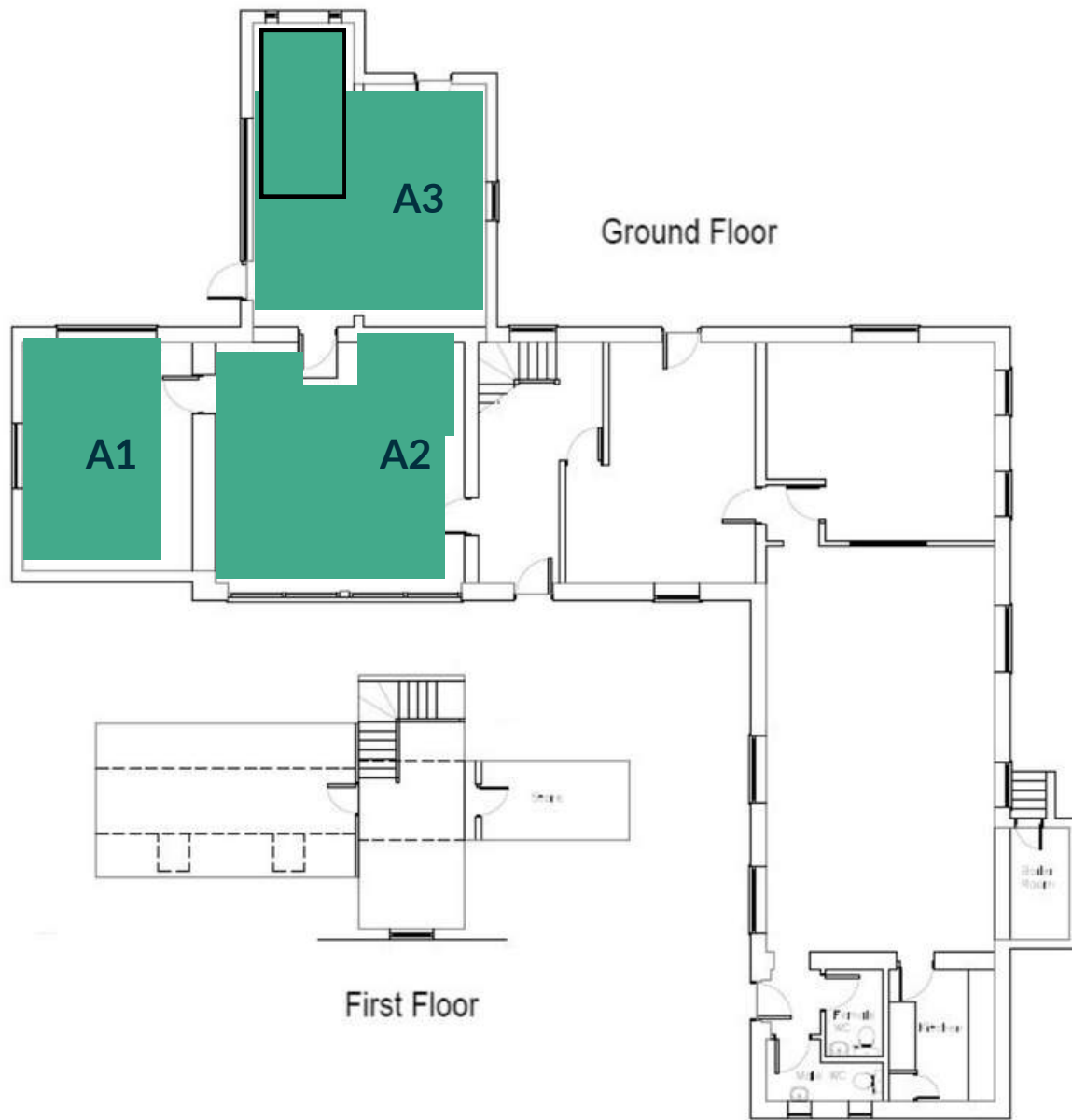
# Offices Available

## Suite 2

- Ground floor
- 1 room
- £1250 pcm
- Available early Jan
- 310 sqft

## Suite 3 & 4

- Ground & 1st Floor
- 2 rooms
- £1,250 pcm
- Available early Jan
- 360 sqft



Studios Available in The Stables;  
 We have 1 studio spaces available to let within  
 the Stables :-  
 A1, A2 & A3 - circa 800sq ft

Minimum 6 month lease.

Available November 2025.

£2,900.00+ VAT p.c.m inclusive of heat, light,  
 power – excluding business rates, furniture and  
 telecoms.



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# About Stubbings 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.

## Stubbings Nursery & Café

Stubbings benefits from its own Nursery and 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.



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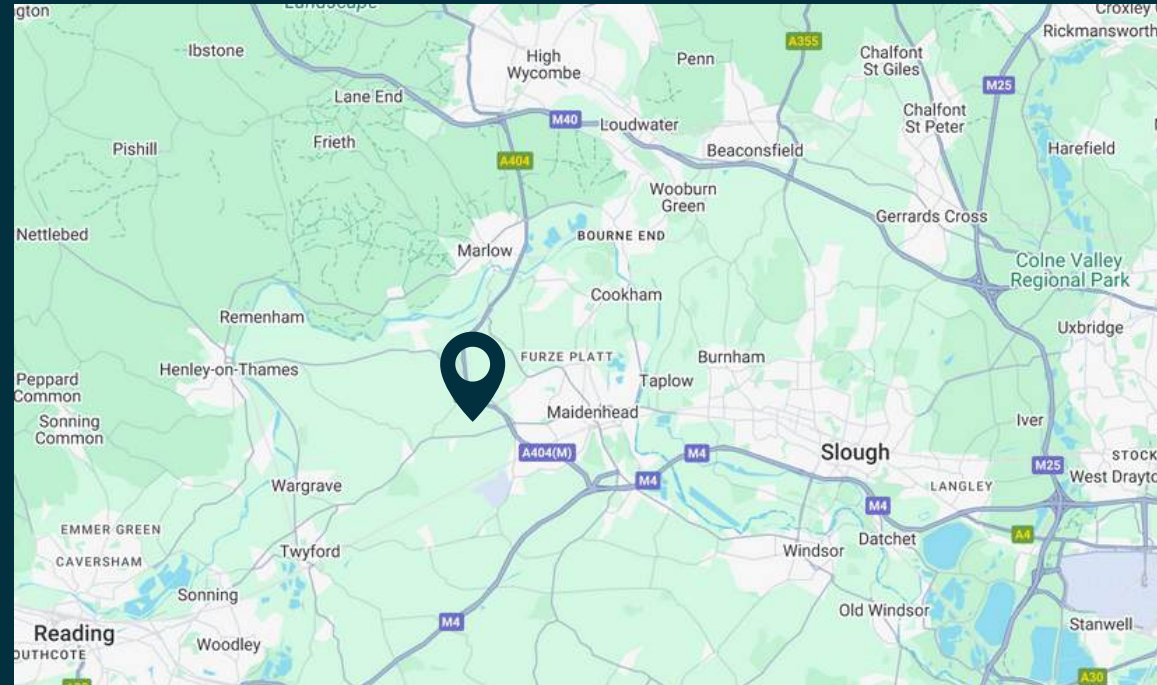


# Location

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.



# Transport Links



M4 (Junction 8/9) - 5 minutes

M40 (Junction 4) - 10 minutes



Heathrow - 20 minutes

Gatwick - 1 hour



Maidenhead to London -  
35 minutes via Elizabeth  
Line

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## Get in touch.



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