



Stubbings

OFFICES TO LET

Stubbings Estate
Henley Road
Maidenhead
Berkshire
SL6 6QL

www.stubbingsnursery.co.uk



The Stables at Stubbings

Nestled within the picturesque grounds of the Stubbings Estate, this impressive 2,357 sq ft self-contained office provides a peaceful, out-of-town working environment, complemented by ample parking and excellent on-site amenities. Ideally positioned for easy access, the property is just 5 minutes from the M4 and M40, 20 minutes from Heathrow Airport, and moments from the A404(M) at Maidenhead.

Service charge includes: heating, lighting, power, WiFi and communal area cleaning.

Excludes: business rates and furniture.



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The Stables at Stubbings

Studios Available in The Stables;

We have 5 studio spaces available to let within the Stables. Single rooms:

A,B,C,D, and 1 larger space E.

A & B - £800+VAT incl service charge

C - £950+VAT incl service charge

D - £850+VAT incl service charge

E - £2500+ VAT incl service charge

Minimum 6 month lease.

Available Now.

Service Charge: inclusive of heat, light, power, wifi, communal area cleaning – excluding business rates, furniture.



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.

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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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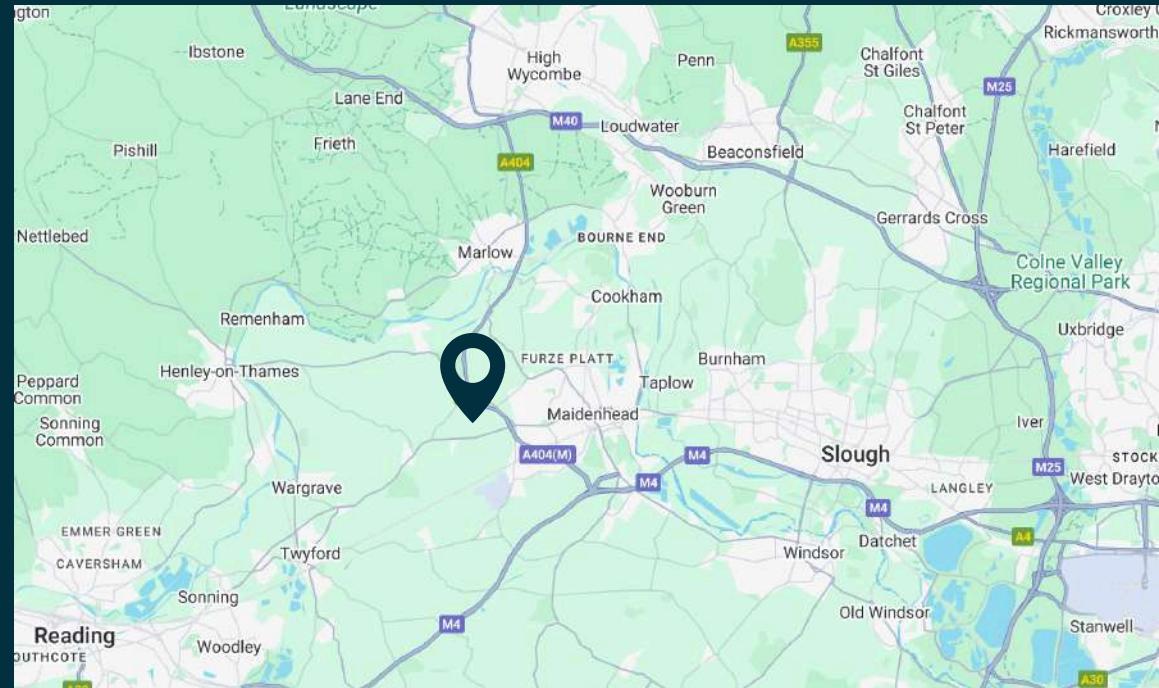

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Location

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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