

# Studios to Let – The Stables, Stubbings Estate

*Subject to contract*

A range of studio spaces are available to let within **The Stables**, located in the grounds of the beautiful **Stubbings Estate**. This peaceful, out-of-town setting offers an attractive working environment with excellent transport connections and ample on-site parking.

## Location

- 5 minutes from the **M4** and **M40**
- 20 minutes from **Heathrow Airport**
- Just off the **A404(M)** at Maidenhead

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## Available Studios

### Smaller Studio Spaces

Four smaller studios are available within The Stables, the price below includes service charge.

- **Studio A** – £800 + VAT per month
- **Studio B** – £800 + VAT per month
- **Studio C** – £950 + VAT per month
- **Studio D** – £850 + VAT per month

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### Larger Studio Space

**Studio E** – A larger studio comprising **three separate rooms**, extending to approximately **800 sq ft**.

- **Rent:** £2500+VAT per month (inclusive of service charge)

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## Service Charge (Applies to All Studios)

The service charge is the same for all studios and includes:

- Heating
- Electricity and power
- WiFi
- Communal area cleaning

### Exclusions:

- Business rates
- Furniture

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## Lease Terms

- **Minimum lease term:** 6 months
- **Availability:** Immediately

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## Additional Information

- Set within a well-maintained estate environment
- Ample parking available
- Suitable for a variety of professional, creative or studio-based occupiers
- 24/7 access

For further information or to arrange a viewing, please contact us.