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Ground Floor Open Plan

Suite 4.0

Switchback Office Park, Gardner Road,
Maidenhead, SL6 7RJ

Office

TO LET

3,615 sq ft

(335.84 sq m)

- 12 on site parking spaces
- Fully fitted
- New Flexible Lease
- Immediate Occupation
- New key point...

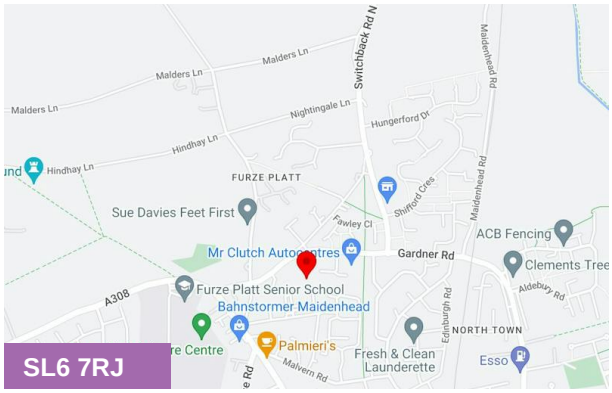
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Summary

Available Size	3,615 sq ft
Rent	£29.50 per sq ft
Rates Payable	£14.34 per sq ft approx, from April 2026.
Rateable Value	£108,000
Estate Charge	£4 per sq ft
EPC Rating	C (54)







Description

Switchback Office park comprises six office buildings set around an attractive courtyard. Suite 4.0 provides ground floor office space that was refurbished 5 years ago to a high standard. The suite benefits from the previous tenants fit out to include meeting rooms, store room & breakout area. Other benefits include , VRF air cooling and heating, full accessed raised floors, high quality WC's and Showers, remotely monitored CCTV, cycle racks and immediate access to high speed fibre internet.

Location

Switchback Office Park is located just North of Maidenhead town centre, a short walk from Furze Platt train station which provides connections with Marlow, Maidenheaad, Reading and London Paddington. Junction 8/9 of the M4 is approximately 3.5 miles away, providing access to the wider motorway network and Heathrow Airport.

Accommodation

Name	sq ft	sq m
Ground - Suite 4.0	3,615	335.84

Viewings

By arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Costs.

VAT

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

Viewing & Further Information



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