PageHardyHarris
your property is our business



Fully Fitted, First Floor Office Suite

Suite 3.1

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

- 13 on site parking spaces
- Fully fitted
- Immediate Occupation

Office

TO LET

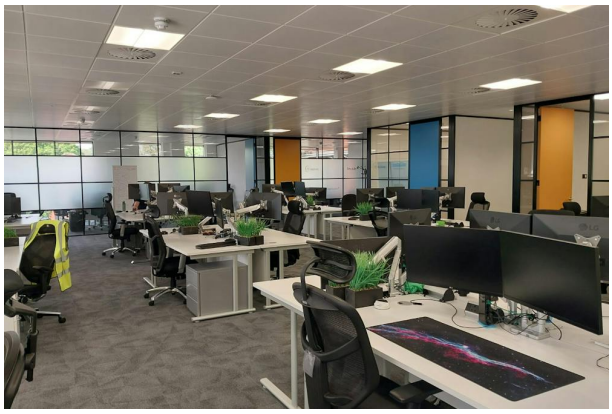
2,917 sq ft

(271 sq m)

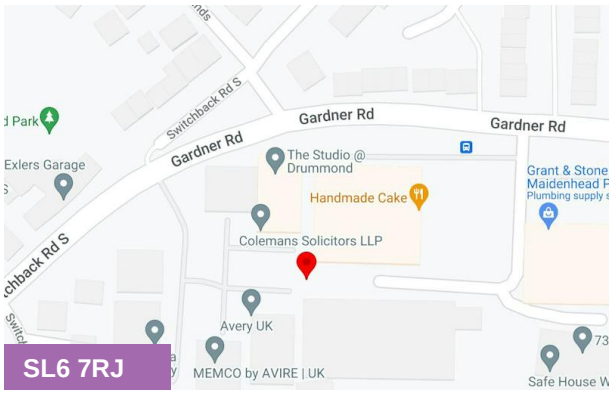
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Summary

Available Size	2,917 sq ft
Rent	£29.50 per sq ft
Rates Payable	£14.15 per sq ft approx, from April 2026.
Rateable Value	£86,000
Service Charge	£4 per sq ft
Estate Charge	£1 per sq ft
EPC Rating	B (49)







Description

Switchback Office park comprises six office buildings set around an attractive courtyard. Suite 3.1 is a well presented fitted suite, benefiting from meeting rooms, private offices and a kitchen / break out area. There is a generous parking allocation of 13 spaces.

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, Maidenhaad, 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.

Terms

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

Viewings

By arrangement with the agents.

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



Mark Harris
01628 367439 | 07598450586
mark@pagehardyharris.co.uk

Jennifer Lamb (Lambert Smith Hampton)
01628 678188 | 07917 217182
jhlamb@lsh.co.uk

Archie Chitty (Inactive) (Lambert Smith Hampton)
0118 960 6909 | 07544 801888
achitty@lsh.co.uk

More properties @ pagehardyharris.co.uk

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