



Modern Office Suites

5 Switchback Office Park

Gardner Road, Maidenhead, SL6 7RJ

Office

TO LET

1,177 to 5,408 sq ft

(109.35 to 502.42 sq m)

- Immediate Occupation
- New Flexible Leases
- Ground Floor Open plan
- Business Park Setting
- Good on site parking
- First Floor partitioned & open plan

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Summary

Available Size	1,177 to 5,408 sq ft
Rent	£29.50 per sq ft
Business Rates	Suites rated separately, please see Accommodation Table.
Service Charge	£4 per sq ft
Estate Charge	£1 per sq ft
EPC Rating	B (46)

Description

Switchback Office park comprises six office buildings set around an attractive courtyard. Unit 5 is arranged over ground and first floors, both have separate entrances. There are two available suites. Ground floor is open plan with the benefit of a kitchenette and 4 parking spaces. The first floor benefits from the previous tenants fitout and includes 15 parking spaces. The building is fully air conditioned, has LED lighting and a raised access floor. The image shown is of the Ground Floor suite which is available now.

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.

Viewings

By arrangement with the agents.

Terms

Available on a new FRI 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

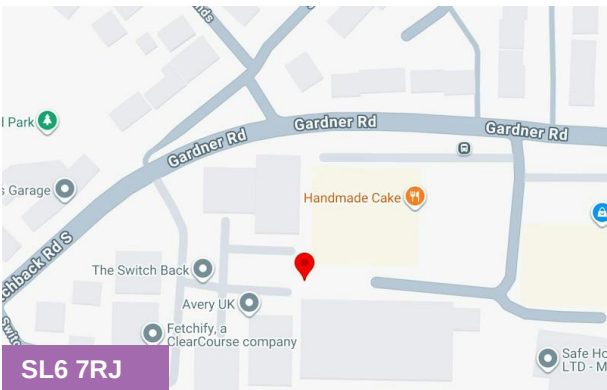
All figures quoted are exclusive of VAT which we understand will be chargeable.

Service Charge

A service charge will be payable by the tenant.

Accommodation

Name	sq ft	sq m	Rates Payable
Ground - Suite 5.0 North	1,177	109.35	£13.67 /sq ft
1st - Suite 5.1	4,231	393.07	£14.29 /sq ft
Total	5,408	502.42	



Viewing & Further Information



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