Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Marketing Particulars

TO LET

A Self-Contained Office Building
With up to 17 Car Parking Spaces

UNIT 6, SWITCHBACK OFFICE PARK
GARDNER ROAD, MAIDENHEAD
BERKSHIRE SL6 7RJ













2,355 sq.ft. (218.79 sq.m) - 4,806 sq.ft. (446.49 sq.m)
Approximate Net Internal Area

Available as a Whole or on a Floor-By-Floor Basis

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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, Maidenhead, 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.

DESCRIPTION
Switchback Office Park comprises six office buildings set around an attractive courtyard. Unit 6 is a self-contained two-storey building in a prominent position at the front of the business park, offering good signage potential. The accommodation is available as a whole or on a floor-by-floor basis, and has the benefit of the following:-

- Carpeting
- Window blinds
- Suspended ceiling
- LG7 Compliant LED lighting
- Air conditioning
- Double glazing
- Alarm & security access system
- Up to 17 Car parking spaces (1:283 sq.ft.)

ACCOMMODATION (Approximate Net Internal Area):

Ground Floor -	2,355 sq.ft. (218.79 sq.m)
First Floor -	2,451 sq.ft. (227.71 sq.m)
Total -	**4,806 sq.ft. (446.50 sq.m)**

TERMS
The building is let on a 15-year lease from 9/12/2015 expiring 8/12/2030. Full details upon application.

RENT
Upon application.

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

RATEABLE VALUE
The Valuation Office website indicates a rateable value of £107,000 as of 1st April 2023. Rate in the £ for 2023 is 54.6 pence.

ENERGY PERFORMANCE CERTIFICATE RATING
B -50.

VIEWING – Strictly by appointment with the Sole Agents:

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