

# UNIT 4 SWITCHBACK OFFICE PARK

Switchback Road South, Maidenhead **SL6 7RJ**

**TO LET**



**3,667 - 3,872 SQ FT**  
(341 - 360 SQ M)

High Quality Offices in Attractive Courtyard  
Setting

**Lambert  
Smith  
Hampton**

# Unit 4 Switchback Office Park, Maidenhead SL6 7RJ

## Description

Switchback Office Park is located just to the north of Maidenhead town centre, approximately 2 miles from the A404(M) linking both the M4 and M40 motorways. Maidenhead railway station is either a short drive or a short connection from Furze Platt station, connecting to London Paddington.

Coming soon - Unit 4 offers a self contained ground floor suite, to be refurbished to include meeting rooms and kitchen facilities. Parking Ratio: 1:300 sq ft. The suite can either be taken as is or following refurbishment.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	3,667	341
<b>TOTAL (NIA)</b>	<b>3,872</b>	<b>360</b>

## Specification

- Available Part or Fully Fitted
- 1.5 miles from Town Centre
- Fitted meeting rooms and kitchen facilities.
- 12 dedicated car parking spaces
- High quality finishes to WCs and shower

[HTTPS://WWW.SWITCHBACKOFFICEPARK.COM/](https://www.switchbackofficepark.com/)

**lsh.co.uk**

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS. Date published: 03-Jul-2024

## Location

Switchback Office Park is located just north of Maidenhead town centre. Furze Platt railway station is a short walk away, providing connections to Marlow, Maidenhead, Reading and London Paddington. Maidenhead station benefits from a high speed link to London Paddington. Amenities within the vicinity include Tesco Express, Post Office, Palmieri's Café and a variety of pubs.

## EPC

B (33)

## Terms

Available to let on a new lease direct from the landlord.

## Rent

£29.50 Per Sq Ft



## Viewings

By prior appointment only.

**JENNIFER LAMB**  
M 07917 217 182  
E [jhlamb@lsh.co.uk](mailto:jhlamb@lsh.co.uk)

**ARCHIE CHITTY**  
M 07544 801 888  
E [achitty@lsh.co.uk](mailto:achitty@lsh.co.uk)

**Lambert  
Smith  
Hampton**