



## 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

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

## Summary

<b>Available Size</b>	1,177 to 5,408 sq ft
<b>Rent</b>	£29.50 per sq ft
<b>Business Rates</b>	Suites rated separately, please see Accommodation Table.
<b>Service Charge</b>	£4 per sq ft
<b>Estate Charge</b>	£1 per sq ft
<b>EPC Rating</b>	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, 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.

## 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

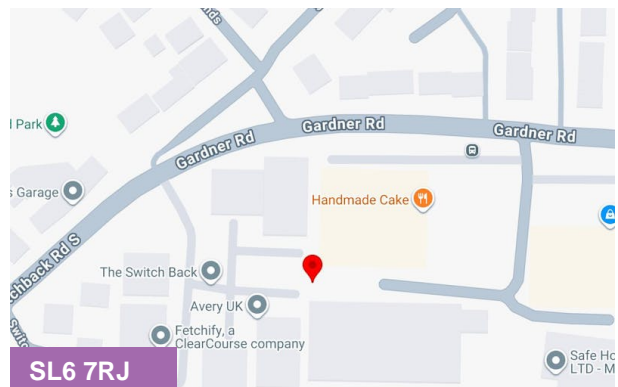
Each party will be responsible for paying their own Legal Costs.

## 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.



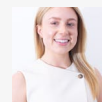
## Viewing & Further Information



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