



## Ground Floor Office Suite

### **Suite 5 Ground Floor North**

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

Office

**TO LET**

**1,177 sq ft**

(109.35 sq m)

- Immediate Occupation
- New Flexible Lease
- Open plan office
- Business Park Setting
- On site parking

# Suite 5 Ground Floor North, Switchback Office Park, Gardner Road, Maidenhead, SL6 7RJ

## Summary

<b>Available Size</b>	1,177 sq ft
<b>Rent</b>	£29.50 per sq ft
<b>Rates Payable</b>	£9.01 per sq ft approx, from April 2023.
<b>Rateable Value</b>	£21,250
<b>Service Charge</b>	£4 per sq ft
<b>Estate Charge</b>	£1 per sq ft
<b>EPC Rating</b>	B (41)

## Description

Switchback Office park comprises six office buildings set around an attractive courtyard. Suite 5.0 North is a well presented open plan suite, benefiting from a kitchenette and shared WCs, air conditioning, LED lighting, raised floors and 4 parking spaces allocated.

## 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

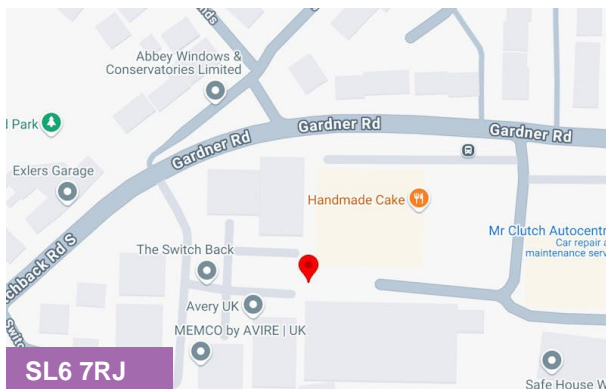
Each party will be responsible for paying their own Legal Costs.

## 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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