

UNIT 3 SWITCHBACK OFFICE PARK

Gardner Road, Maidenhead **SL6 7RJ**

TO LET



2,917 SQ FT
(271 SQ M)

High quality suite in an attractive courtyard setting

**Lambert
Smith
Hampton**

Unit 3 Switchback Office Park, Maidenhead SL6 7RJ

Description

Switchback Office Park is located just to the north of Maidenhead town centre. Maidenhead railway station is either a short drive or a short connection from Furze Platt station, connecting to London Paddington.

This well presented full fitted suite is available from Summer 2024, benefiting from a full fit out to include meeting rooms, private offices and a kitchen / break out area. There is a generous parking allocation of 13 spaces.

ACCOMMODATION	Sq Ft	Sq M
First Floor	2,917	271
TOTAL	2,917	271

Specification

- Fitted Office Suite
- High Quality Finishes
- Meeting Rooms & Kitchen Facilities
- Generous Parking Allocation of 13 spaces
- Attractive Courtyard Setting
- 1.5 miles from Maidenhead Town Centre

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Location

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.

EPC

EPC B (49)

Terms

Available on a new lease directly from the landlord.

Rent

£29.50 Per Sq Ft

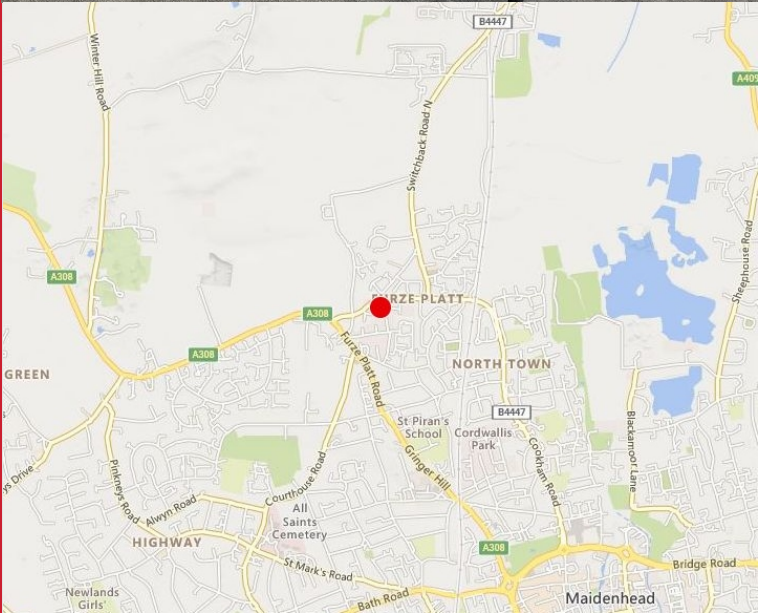
Business Rates

Rateable Value : £46,500

Business Rates Payable per annum (2024/25) : £25,400.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



Viewings

By prior appointment only.

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