



Unit 2 Ground Floor, Switchback Office Park, Maidenhead SL6 7RJ

TO LET

Self-Contained Ground Floor suite, in
attractive Business Park

3,103 Sq Ft
(288 Sq M)

Unit 2 Ground Floor, Switchback Office Park, Maidenhead SL6 7RJ

DESCRIPTION

Switchback Office Park is a high quality business park in a landscaped courtyard setting. Unit 2 Ground Floor Suite offers approximately 3,103 sq ft of air conditioned fitted office accommodation arranged over ground floor benefiting from dedicated Kitchen, break out area and WCs, suspended ceilings, raised floor, LED lighting. The first floor has now been let, with the ground floor fully available.

- ✓ Fitted suite with partitioned meeting room
- ✓ Dedicated Kitchen, break out area and WC facilities
- ✓ Air conditioning
- ✓ LED Lighting
- ✓ Covered cycle racks
- ✓ 13 Car parking spaces (Ratio: 1:262)

LOCATION

Switchback Office Park is located just to the north of Maidenhead town centre, approximately 2 miles from the A404(M) linking to both the M4 (Junction 8/9) and M40 (Junction 4) motorways. Maidenhead railway station is either a short drive or short connection from Furze Platt station connecting to London Paddington.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	3,103	288
Total	3,103	288

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

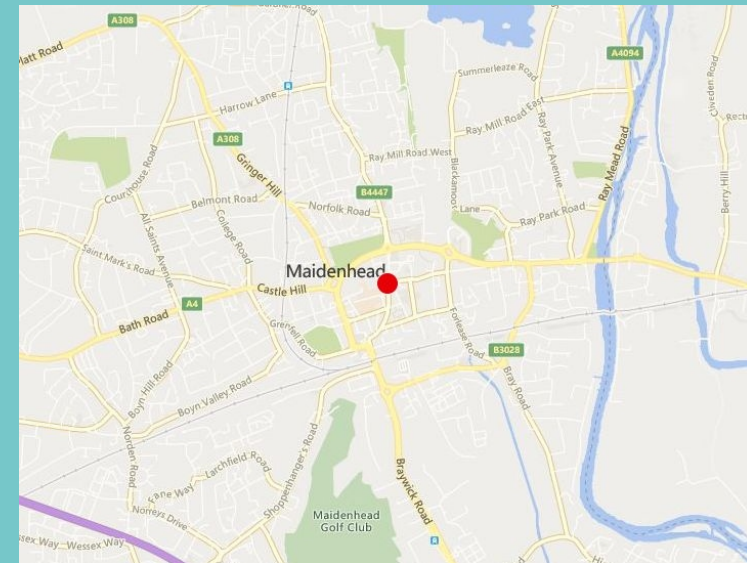
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Occupier will be responsible for the payment of business rates directly to the Local Authority.

TERMS

Price on Application. Available on either a sub-lease expiring April 2023 or a new lease directly from the Landlord.



<https://www.switchbackofficepark.com/>

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.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. 29-Sep-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Jennifer Lamb
01865 587706
jhlamb@lsh.co.uk

Dominic Faires
07967 375 962
dfaires@lsh.co.uk