

UNIT 5 SWITCHBACK OFFICE PARK

Gardner Road, Maidenhead **SL6 7RJ**

TO LET

1,177 - 5,408 SQ FT
(109 - 502 SQ M)

High Quality Offices in Attractive Courtyard
Setting

**Lambert
Smith
Hampton**

Unit 5 Switchback Office Park, Maidenhead SL6 7RJ

Description

Unit 5 is arranged over ground and first floors, both have separate entrances. The available suite on the ground floor is refurbished and has the benefit of a kitchenette, modern facilities, and 4 parking spaces. The first floor will shortly be refurbished to an open plan Cat A standard 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.

ACCOMMODATION	Sq Ft	Sq M
First Floor	4,231	393
Ground Floor	1,177	109
TOTAL (NIA)	5,408	502

Specification

- Ground Floor with kitchenette
- Self contained first floor with excellent natural light
- Modern shower facilities
- LED Lighting
- EPC: B (46)
- Excellent Parking Ratio

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. Amenities within the vicinity include Tesco Express, Post Office, Palmieri's Café and a variety of pubs.

EPC

EPC Rating: B (46)

Terms

A new lease is available on terms to be agreed with the Landlord.

Rent

£29.50 Per Sq Ft

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs.



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Viewings

By prior appointment only.

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