



Ground Floor Office Suite

Ground Floor North

5 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

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Summary

Available Size	1,177 sq ft
Rent	£29.50 per sq ft
Rates Payable	£9.01 per sq ft approx, from April 2023.
Rateable Value	£21,250
Service Charge	£4 per sq ft
Estate Charge	£1 per sq ft
EPC Rating	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

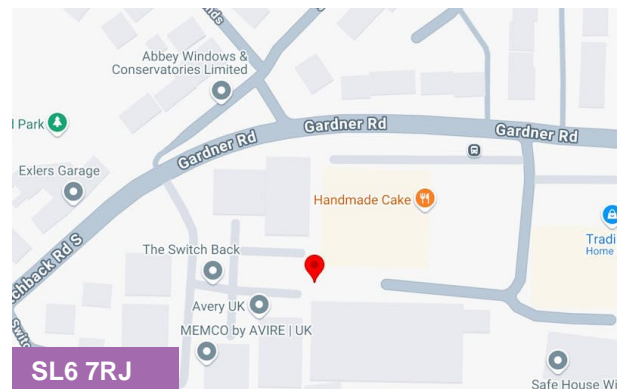
Each party will be responsible for paying their own Legal Costs.

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.



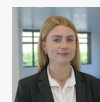
Viewing & Further Information



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