



A self contained Office Building with 17 Car Parking Spaces

## Unit 6

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

Office

# TO LET

**4,806 sq ft**

(446.49 sq m)

- Fully Fitted Offices
- Open plan
- Conference room
- Breakout area
- Private office

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## Summary

<b>Available Size</b>	4,806 sq ft
<b>Rent</b>	£28.50 per sq ft
<b>Rates Payable</b>	£10.97 per sq ft approx, from April 2023.
<b>Rateable Value</b>	£103,000
<b>Estate Charge</b>	£1.08 per sq ft
<b>EPC Rating</b>	C (69)

## Description

Switchback Office park comprises six office buildings set around an attractive courtyard. Unit 6 is a self-contained two storey building in a prominent position at the front of the business park, offering good signage potential. General specification includes full carpeting, window blinds, suspended ceiling, LG7 compliant LED Lighting, air conditioning, double glazing, alarm & security access system. The first floor is predominantly open plan. The unit has 17 car parking spaces (1: 283 sq. ft).

## 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.

## Accommodation

Name	sq ft	sq m
Ground	2,355	218.79
1st	2,451	227.71
<b>Total</b>	<b>4,806</b>	<b>446.50</b>

## Viewings

By arrangement with the agents.

## Terms

The building is Let on a 15-year lease from 9/12/15 expiring 8/12/30. Full details upon application.

## Business Rates

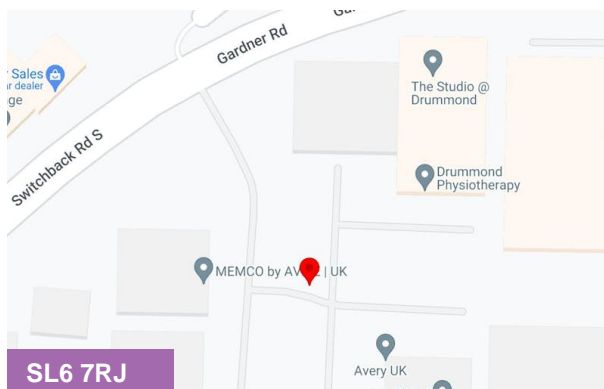
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## 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.



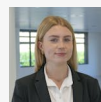
## Viewing & Further Information



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