



switchback
OFFICE PARK
maidenhead



TO LET

Newly refurbished prominent self contained office building in an attractive courtyard setting

Building 6 with 17 car parking spaces

4,550 sq ft (423 sq m)



switchbackofficepark.com

Gardner Road Maidenhead SL6 7RJ



LOCATION

Switchback Office Park is located just north of Maidenhead town centre. Furze Platt railway station is a short walk away, providing connections to Marlow, Maidenhead, Reading and London Paddington. Amenities within the vicinity include Tesco Express, Post Office, café, Pinkneys Green and The Pinkneys Arms Pub.



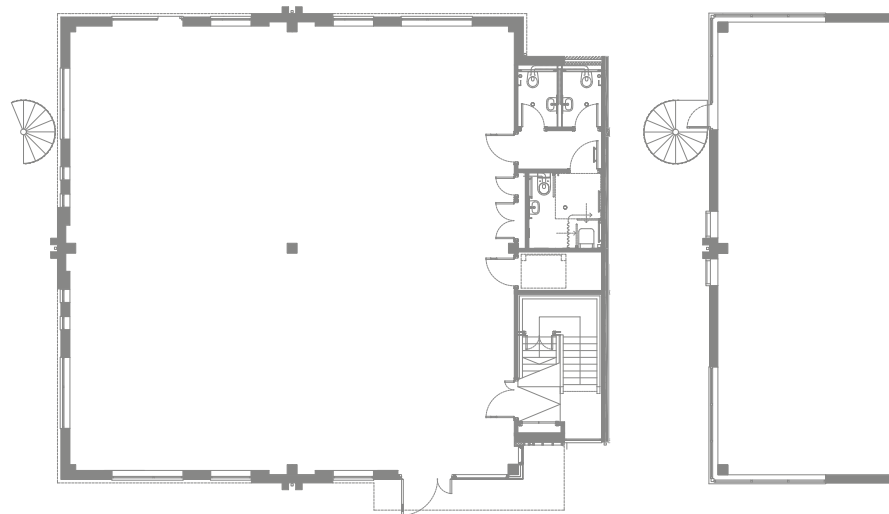
ACCOMMODATION

Switchback Office Park comprises six office buildings situated around an attractive landscaped courtyard.

Building 6 has been fully refurbished to provide **4,550 sq ft (423 sq m)** of high quality office accommodation for today's business occupier.

The specification includes:

- 17 dedicated on site car parking spaces (ratio 1:268)
- Covered cycle racks
- High quality finishes to WCs and shower
- Remotely monitored infrared CCTV providing 24 / 7 security
- Fully accessed raised floors
- Energy efficient VRF air cooling and heating

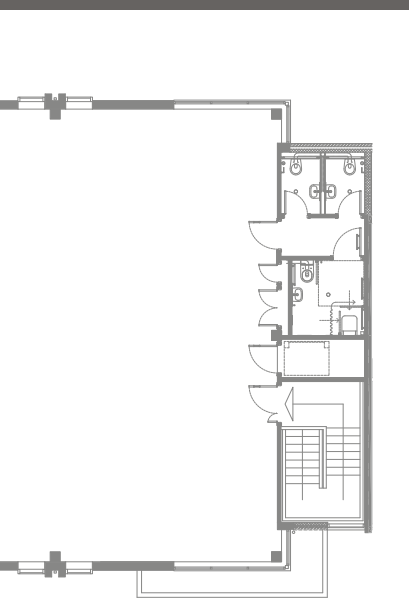


Ground Floor

First Floor



switchback
OFFICE PARK
maidenhead



ENERGY EFFICIENCY

When compared to a 'typical' Maidenhead office, Building 6 provides a 34% reduction in running costs due to:

- Energy performance rating of B (47)
- Low energy LED lighting (LG7 compliant)
- Energy efficient VRF plant

TERMS

Available to let on a new lease direct from the landlord.



BY ROAD

- Maidenhead Town Centre – 1.5 miles
- A404(M) to Marlow and High Wycombe – 2 miles
- M4 Junction 8/9 – 3.5 miles
- Heathrow Airport – 18 miles
- Furze Platt railway station – 0.6 miles

BY BUS

- Regular service into town by bus, routes 5 or 6

BY TRAIN

- Furze Platt to Maidenhead – 4 minutes
- Maidenhead to London Paddington – 26 minutes
- Maidenhead to Reading – 15 minutes

>>> Suggested route from M4/M40



Owned and managed by



mckaysecurities.plc.uk

FURTHER INFORMATION

Please contact either joint agent.

**Lambert
Smith
Hampton**

01628 676001
www.lsh.co.uk

Cliff Jackson
cjackson@lsh.co.uk
Jennifer Lamb
jhlamb@lsh.co.uk



Adrian Dolan
adriand@dbk.co.uk
Mitchell Brooks
mitchellb@dbk.co.uk

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. M/Hollister HD1608 02/15