



switchback
OFFICE PARK
maidenhead

OFFICE SUITE TO LET - 4,144 sq ft
Switchback South Maidenhead SL6 7RJ
switchbackofficepark.com



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. Maidenhead station benefits from a high speed link to London Paddington with a fastest journey time of 20 minutes. The location's connections will be further improved by the arrival of The Elizabeth Line in 2019. Amenities within the vicinity include Tesco Express, Post Office, Palmieri's Café, Pinkneys Green and a variety of pubs.

DESCRIPTION

Switchback Office Park comprises six office buildings situated around an attractive landscaped courtyard with ample car parking.

Suite 5.0 has been fully refurbished to provide **4,144 sq ft** of high quality office accommodation for today's business occupier.

The specification includes:

- Energy efficient VRF air cooling and heating
- Fully accessed raised floors
- Immediate access to high speed fibre internet
- High quality finishes to WCs and shower
- 15 dedicated on site car parking spaces (1:278)
- Covered cycle racks

AVAILABILITY

Floor (NIA)	Sq ft	Sq m	Parking
Ground	4,144	385	15

EPC

Energy performance rating B (45).

TERMS

Available to let on new lease direct from the landlord.





