



FINAL UNIT 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 showers
- 15 dedicated on site car parking spaces (1:278)
- Covered cycle racks

AVAILABILITY

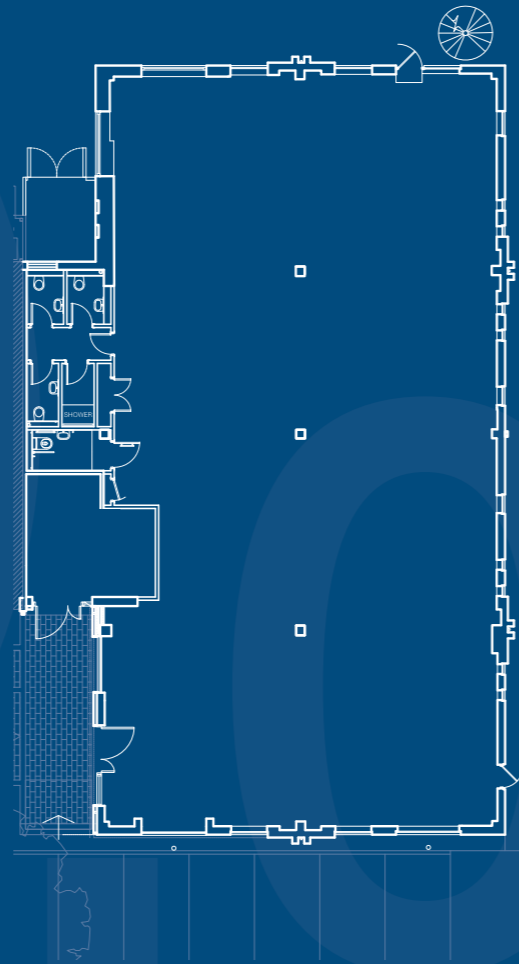
Floor (NIA)	Sq ft	Sq m	Parking
Ground	4,144	385	15

EPC

Energy performance rating: 45, B.

TERMS

Available to let on 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 – 20 minutes
- Maidenhead to Reading – 15 minutes
- The Elizabeth Line arriving in 2019

>>> Suggested route
from M4/M40



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FURTHER INFORMATION

Please contact either Joint Sole Agent on:



01628 676001
www.lsh.co.uk

Cliff Jackson

cjackson@lsh.co.uk

Jennifer Lamb

jhlamb@lsh.co.uk



01494 450 951
dbk.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 HD1970 10/16