

TO LET

High quality suite in an attractive courtyard setting

Suite 4.1 with 13 car parking spaces

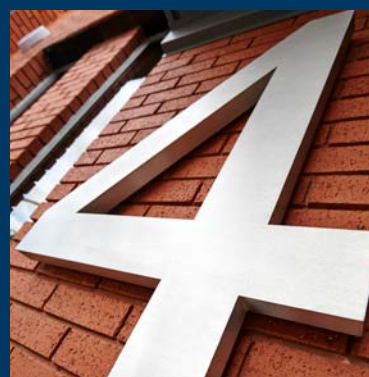
3,886 sq ft (361 sq m)



Fitted plug in and play space

switchbackofficepark.com

Switchback Road South Maidenhead SL6 7RJ



Owned & managed by

McKay
Securities PLC



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.




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 

Accommodation

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

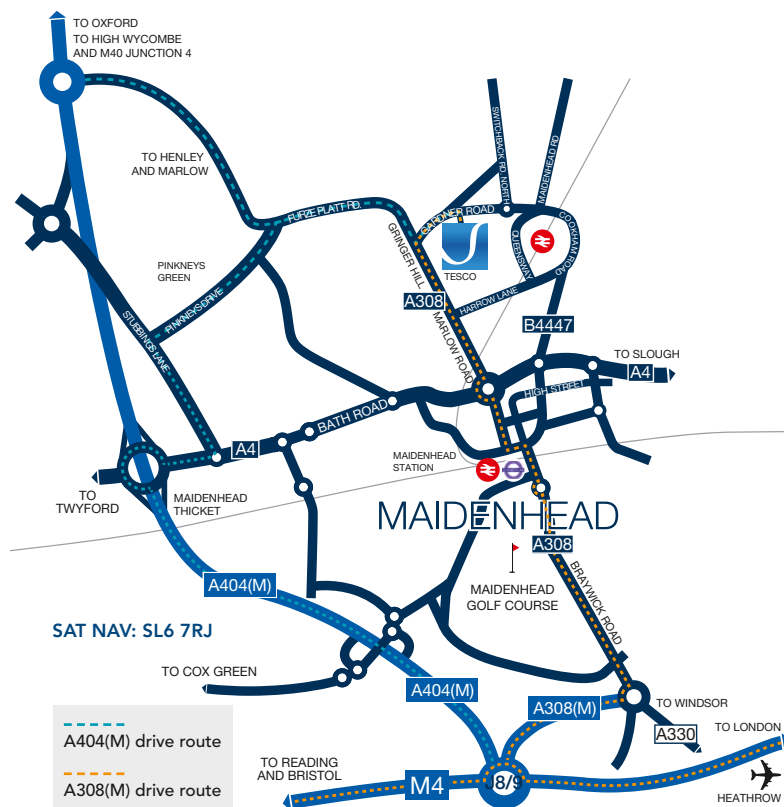
Suite 4.1 provides 3,886 sq ft (361 sq m) of high quality office accommodation for today's business occupier. It provides:

- 13 dedicated on site car parking spaces
- Covered cycle racks
- High quality finishes to WCs and shower
- Remotely monitored infrared CCTV providing 24 / 7 security

Energy Efficiency

When compared to a 'typical' Maidenhead office, Switchback is estimated to provide a 34% reduction in running costs due to:

- Energy performance rating of B (47)
- Low energy LED lighting (LG7 compliant)
- Energy efficient VRF air cooling and heating



Terms

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

Further Information

Please contact either joint agent.



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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 HD2126 10/18