

TO LET

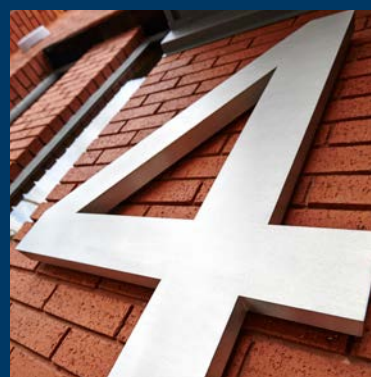
Newly refurbished office building in an attractive courtyard setting

First Floor, Building 4 - 3,872 sq ft (359.7 sq m)
with 13 car parking spaces



www.switchbackofficepark.com

Switchback Road South, Maidenhead SL6 7RJ



Owned & managed by

McKay
Securities PLC



www.switchbackofficepark.com

Location

Switchback Office Park is located just to the north of Maidenhead town centre, Furze Platt station is a short walk away, providing connections to Marlow and Maidenhead and to Reading and London Paddington beyond.

By Train

- Trains from Furze Platt Station to Maidenhead are approximately every 30 minutes during peak times, and once an hour during the rest of the day
- Furze Platt to Maidenhead – **4 minutes**
- Maidenhead to London Paddington – **26 minutes**
- Maidenhead to Reading **15 minutes**

By Road

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

By Bus

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



Accommodation

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

Building 4 has been refurbished to provide **3,872 sq ft (359.7 sq m)** of high quality office accommodation for today's business occupier. It provides:

- 13** dedicated on site car parking spaces with additional bike shelters
- High quality finishes to WC's and shower
- Remotely monitored infrared CCTV providing 24 / 7 security

Energy Efficiency

When compared to a 'typical' Maidenhead office, Building 4 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 HD1238 8/14