



Eclipse, Globeside Business Park, Marlow SL7 1YL

**TO LET**

Grade A Ground Floor Office Suite with  
Excellent Parking

**1,313 Sq Ft  
(122 Sq M)**



# Eclipse, Globeside Business Park, Marlow SL7 1YL

## DESCRIPTION

Eclipse is a striking headquarters office building, prominently situated on Globe Park within a large, self-contained, maturely landscaped plot. It has undergone an extensive 'back to frame' refurbishment. The impressive reception area leads on to the open-plan offices with excellent natural light emanating from the floor to ceiling feature windows. The last remaining ground floor suite of 1,311 sq ft benefits from a generous car parking ratio of 1:256 sq ft.

- ✓ Air conditioning
- ✓ Excellent natural light
- ✓ Male and female WCs
- ✓ Onsite shower facilities
- ✓ Secure gated car park
- ✓ 5 allocated car parking spaces



## LOCATION

Eclipse is located at the front of Globe Park allowing easy access to and from the adjacent A404(M), linking the town with J4 of the M40 (3 miles) and J8/9 of the M4 (8 miles). The M4 provides easy access to Heathrow Airport. Marlow railway station, a short walk away, provides a good service to Maidenhead, from where a direct train is provided to London Paddington (19 minutes).

## ACCOMMODATION

| Net Internal Areas  | sq ft        | sq m       |
|---------------------|--------------|------------|
| Ground Floor - Part | 1,313        | 122        |
| <b>Total</b>        | <b>1,313</b> | <b>122</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

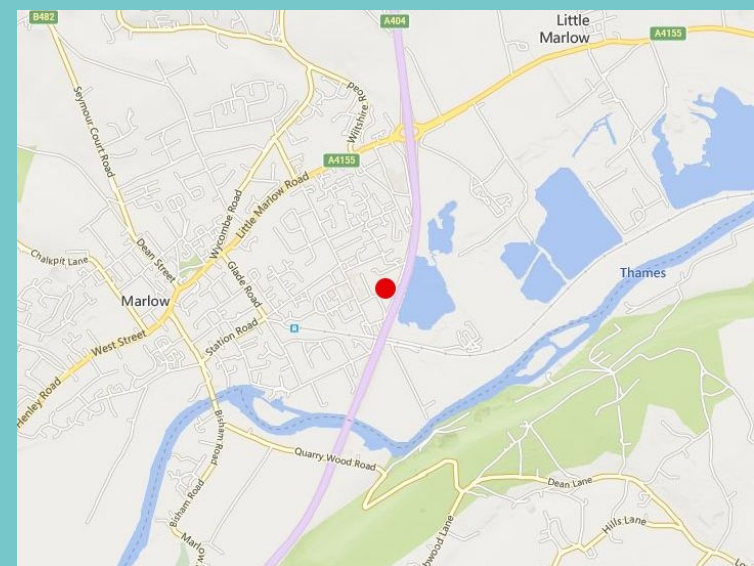
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is available To Let on a new Full Repairing and Insuring lease, with terms to be agreed by negotiation.

## EPC

EPC rating is A-25.



<http://www.eclipsemarlow.co.uk/>

[lsh.co.uk](http://lsh.co.uk)

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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