

TOWN CENTRE REFURBISHED OFFICES WITH CAR PARKING - TO LET



1,324 Sq.Ft. (123 Sq.M.) approx. N.I.A.

Second Floor 83-89 High Street

MARLOW

Bucks

SL7 1AB

POSITIONED NEAR TO THE RIVER THAMES & HIGGINSON PARK

kemptoncarr.co.uk | Marlow office 01628 771221



Location

Marlow is an attractive, affluent market town located on the River Thames, in the heart of Buckinghamshire, between High Wycombe and Maidenhead. The town is strategically located with good access to both the M40 and M4 via the A404 and the journey time by train to Central London is approximately one hour.

Description

The accommodation can be found on the second floor and provides open plan space with wall mounted air-conditioning cassettes, new LED lighting and carpeting throughout.

Accommodation

	Sq. Ft.	M2
Second floor office	1,324	123
TOTAL	1,324	123

Approx net internal area (NIA)

Terms

Rental £16.50 per sq.ft

The above rents are exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT

Available on a new lease direct from the landlord.

Energy Performance Rating

T.B.C following completion of refurbishment works

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £11,750.00

We suggest that these amounts are verified by contacting the local authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs. VAT will be applicable to this letting.

Amenities

- New air-conditioning cassettes
- Good natural light
- New LED lighting
- New Door entry system
- Newly fitted WC / Shower
- New carpeting
- New decoration
- 2 Car parking spaces



Viewing and further information

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