

FIRST FLOOR OFFICES WITH PARKING TO LET



1,272Sq.Ft. (118.16Sq.M.)

Part First Floor Alexander House

Mere Park

Dedmere Road

Marlow

Bucks

SL7 1FJ

kemptoncarr.co.uk | Marlow office 01628 771221



Location

Marlow is an attractive and affluent market town located on the River Thames, in the heart of Buckinghamshire in 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.

The building is situated on Mere Park Office Village located between the Town Centre and Globe Business Park.

Description

Comprising a first floor refurbished suite within this self-contained two-storey office building. The accommodation provides open plan space with car parking for 5 cars.

Accommodation

	Sq. Ft.	M2
First Floor Total	1,272	118.16

Approx net internal area (NIA)

Terms

Rental: £21 psf per annum exclusive

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

The premises are available on a new full repairing and insuring lease, to be granted for a term to be agreed.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: Under refurbishment

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Under refurbishment
- Gated parking on-site for 5 cars
- Air conditioning
- New LED Lighting and decoration
- Refurbished Communal WC's
- Bike racks

Energy Performance Rating

C-71

Viewing and further information



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