

# CHARACTER OFFICES TO LET



**230 – 467 Sq. Ft. (21-43 Sq. M.)**

The Courtyard  
60 Station Road

**Marlow**

Bucks

SL7 1NX

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead 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 Courtyard is located on Station Road opposite Marlow Rail Station and a short walk to Marlow town centre where multiple national and independent retailers / restaurants can be found.

## Description

Character offices, refurbished to a good standard, comprising various office suites within a Victorian building. The accommodation can be found at first floor level as can communal toilet and kitchen facilities.

## Accommodation

	Sq. Ft.	M2
Room 1	230	21
Room 2	237	22
<b>Total</b>	<b>467</b>	<b>43</b>

*Approx net internal area (NIA)*

The suites are available in isolation or together.

## Energy Performance Rating

C-72

## Terms

Rental: £20psf per annum exclusive.

The rent will be exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The suites are available on a licence and on flexible lease terms.

## Business Rates

The billing authority is Buckinghamshire Council

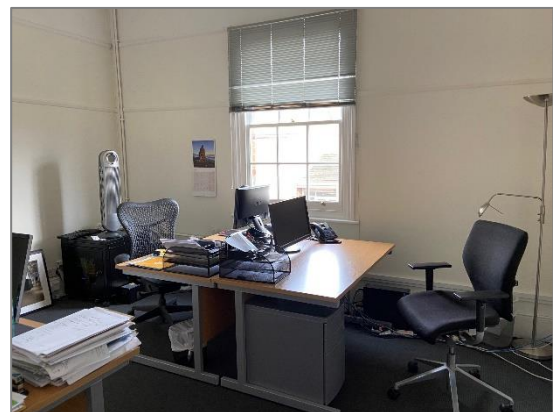
We suggest contacting the ratings officer at the billing authority directly to establish the business rates.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Located opposite the train station
- Located near to restaurant / public house
- Short walk to town centre
- Modern office space within a period building



## Viewing and further information



PROPERTY CONSULTANTS

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