

TOWN CENTRE OFFICE TO LET



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

First Floor 83-89 High Street

MARLOW

Bucks

SL7 1AB

POSITIONED NEAR THE RIVER THAMES & HIGGINSON PARK

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, 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 office can be found on the first floor. The accommodation provides open plan space and benefits from air-conditioning wall mounted cassettes and one car parking space.

Accommodation

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

Approx net internal area (NIA)

Terms

Rental £16.50 per annum

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

Office available on a new lease for a term to be agreed.

Energy Performance Rating

T.B.C following completion of refurbishment works

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £22,500.00

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

- Air conditioning cassettes
- Good natural light
- Category 2 lighting
- Door entry system
- 1 allocated parking space
- Newly fitted WC / Shower



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

