

FIELDHOUSE LANE

MARLOW | SL7 1LS

FOR SALE 1.03 ACRE PRIME REDEVELOPMENT / REFURBISHMENT OPPORTUNITY (STPP)



FIELDHOUSE LANE

SUMMARY

- » Opportunity to acquire a rarely available site with re-development potential (STPP) including industrial, warehouse and self-storage etc
- » The subject premises comprise a self-contained site extending to approximately 1.03 acres
- » Existing buildings comprise detached 2 & 3 storey (attached) office block incorporating a 2-storey lab space, with associated staff amenities of approximately 13,495 sq ft
- » Low site cover of approximately 12%
- » Located on Globe Business Park, the main commercial area in Marlow, immediately adjacent to the A404 dual carriageway
- » Limited development pipeline and low industrial supply levels in Marlow, High Wycombe and Maidenhead, particularly of Grade A stock



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THE SITE

The subject premises comprises a self-contained site extending to approximately 1.03 acres, with a low site cover of approximately 12%.

Existing buildings comprise detached 2 & 3 storey (attached) office block incorporating a 2-storey lab space, with associated staff amenities of approximately 13,495 sq ft.

	Area (sq m)	Area (sq ft)
Ground floor offices	242.97	2,615
First floor office	242.97	2,615
Second floor offices	242.97	2,615
Ground floor lab	254.94	2,744
First floor lab offices & ancillary	269.99	2,906
TOTAL	1,253.84	13,495

Source: VOA, measured on GIA



Planning

The subject property is located on Globe Park, Marlow which falls under policy MR7 in the Wycombe Local Plan (adopted August 2019), excerpt below:

1. In Globe Park as defined on the Policies Map development will be permitted for classes B1, B2, B8 & sui generis uses that are akin to employment uses as specified in the Use Classes Order”

Power

The current power supply to the premises is 190kVA, over 3 phases.

Tenure

Site held part freehold (approx. 0.58 acres) and part long leasehold (approx. 0.45 acres). The 0.45 acres held long leasehold is leased from Buckinghamshire Council and currently used as a car park. The lease term runs for 99 years from 1st March 1971. The rent was last reviewed 1st March 2004 to £9,375 per annum, with the next review taking place in 2037.

Buckinghamshire Council, the freeholder of the Long Leasehold Title, have confirmed that they would be willing to engage with the purchaser of the site for an extension of the long leasehold interest and would be willing to grant a new lease of up to 125 years, subject to the agreement of other commercial terms.



— 0.58 acres held freehold
(Title BM13210)

— 0.45 acres held long leasehold from
Wycombe District Council (Title BM44793)

Environmental

Remediation was completed at the subject site and formally approved by the Environment Agency in 2017. An updated environmental assessment, including the collection and analysis of groundwater samples, was completed in June 2022 to confirm the absence of new contamination and confirm the subject site is suitable for future commercial and industrial use and development. The June 2022 report, and previous site condition reports, will be available in the data room. Seller intends a reliance letter will be provided to the purchaser for the June 2022 report.

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LOCATION

The subject property is located on Globe Business Park – the main commercial area of Marlow - centred around Parkway and Fieldhouse Lane.

Globe Business Park is located to the east of the town centre and lies immediately adjacent to the A404(M) – the main arterial road connecting to J8 of the M4 at Maidenhead to the south (8.5 miles) and Junction 4 of the M40 at High Wycombe to the north (3 miles).

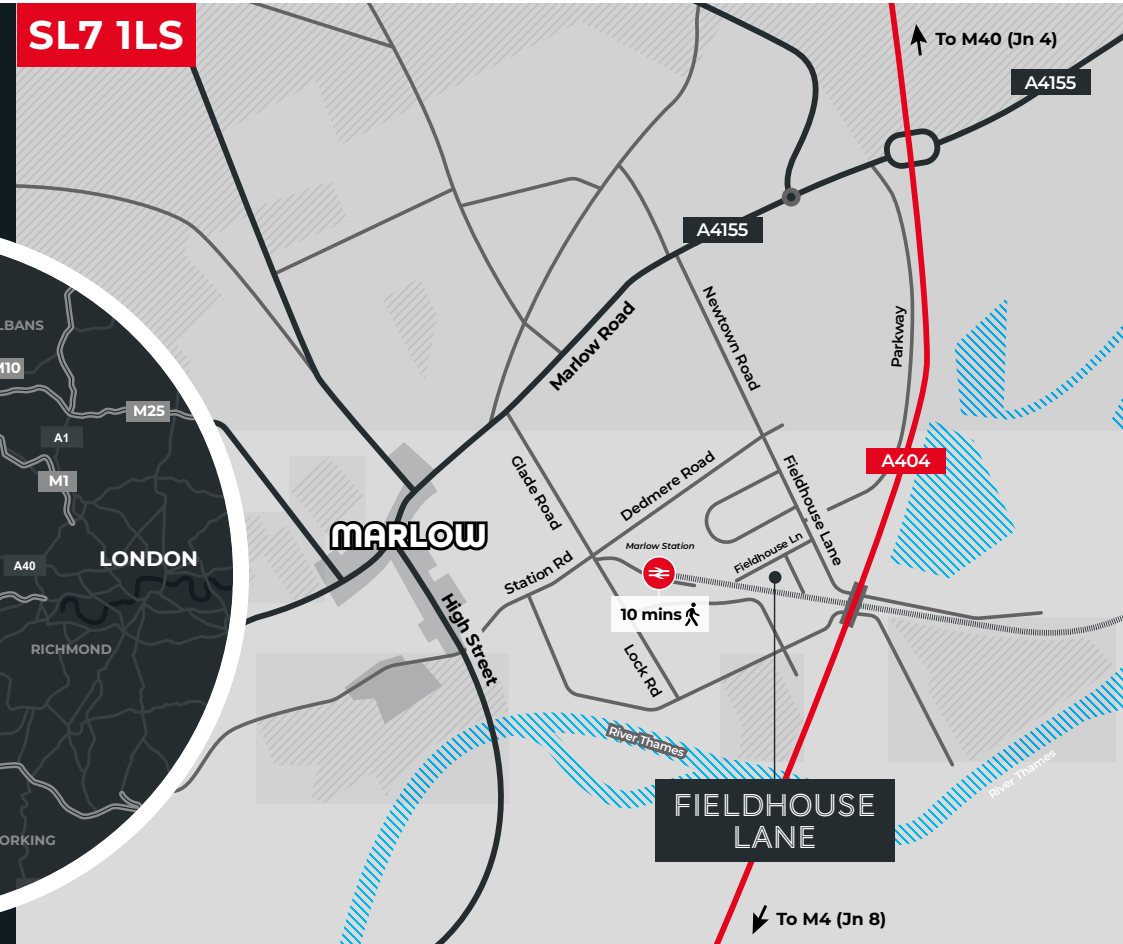
Connectivity

	Distance	Drive time (mins)
A404(M)	1.1 miles	3
M40 J.4	3 miles	5
M4 J.8	8.5 miles	15
M25	14.9 miles	23
High Wycombe	4.7 miles	10
Maidenhead	6.9 miles	15
Slough	12.5 miles	25
Reading	23.1 miles	45
Central London	35 miles	60

Source: Google maps



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Marlow National Rail station is 0.5 miles to the West and provides services to London Paddington via Bourne End and Maidenhead



Heathrow International Airport is 23 miles to the South East

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Proposal:

Offers are invited on an unconditional basis.

Data Room:

Available upon request and following execution of an NDA.

Legal Costs:

All parties to be responsible for their own legal costs.

Rateable Value:

The current rateable value is £72,500, as assessed by the VOA.

EPC:

F-127

VAT:

The property is not elected for VAT.

Viewing:

By appointment with the sole agent only.

Contact:

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MISREPRESENTATION ACT 1967

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