

**MARLOW**

**Globe House, Globe Park,  
SL7 1EY**



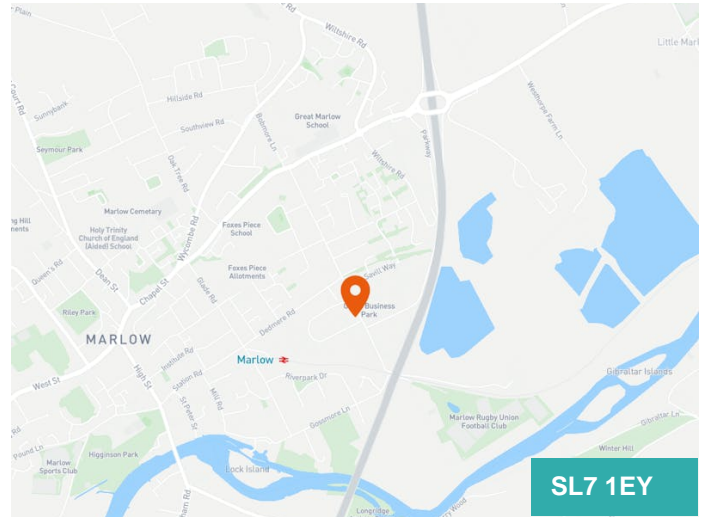
## **HI TECH / LAB / OFFICE / OTHER TO LET**

**6,842 TO 14,322 SQ FT**

- Available as a whole or individual floors
- Excellent car parking ratio (1:240)
- Recent modern refurbishment
- Strategically located close to M4, M40 and Marlow Station
- Cycle storage
- Double-height reception area
- Available on Assignment or Sub-let
- Lease expires in December 2027

**Fully-fitted modern office with excellent parking ratio.**

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## Summary

<b>Available Size</b>	6,842 to 14,322 sq ft
<b>Rent</b>	£26 per sq ft
<b>Rates Payable</b>	£8.79 per sq ft
<b>Rateable Value</b>	£246,000
<b>EPC Rating</b>	B

## Description

Globe House, arranged over ground and first floor, is located on Globe Park in Marlow. The building has recently undergone a full refurbishment and offers high quality, open plan office accommodation throughout. The recently refurbished, double-height reception area creates a bright and welcoming entrance to the building. The office is well connected with the nearby Marlow train station and benefits from secure parking for 59 cars.

The office has been fully fitted to a high standard with modern furniture providing an inspiring space to collaborate, concentrate and contemplate.

## Location

Globe House is conveniently located on the corner of Parkway and First Avenue providing quick and easy access to the M40 (6 mins) and M4 (12 mins) via the A404.

Marlow train station is within a 10-minute walk of the premises.

Marlow is not only an established business location for both corporate and independent companies but also a picturesque town on the River Thames with an abundance of boutique shops, restaurants, cafes and bistros.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	7,092	658.87	Available
Ground	6,842	635.64	Available
Ground - Reception	420	39.02	Available
<b>Total</b>	<b>14,354</b>	<b>1,333.53</b>	

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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