

**SUPERB MODERN AIR CONDITIONED OFFICES**

# **THAMES HOUSE** MARLOW

**3,375 sqft [313.54] to 3,744 SQFT [347.85 SQM] TO LET**

**NOW  
AVAILABLE  
FROM 1,500 SQFT  
(APPROX)**



# THAMES HOUSE

**GROUND FLOOR**

MERE PARK DEDMERE ROAD MARLOW  
BUCKINGHAMSHIRE SL7 1FJ

## LOCATION

Thames House is situated within Mere Park, a local business park close to Marlow Train Station. Marlow town centre is within 700 metres of the property and offers a range of quality dining, entertaining and shopping facilities. The train station offers a local service terminating at Maidenhead, where onwards services to London (Paddington) and the West are available.

Marlow benefits from excellent road communications, with immediate access to the A404 Marlow by-pass and thereon to the M4 and M40 motorways.

## DESCRIPTION

Thames House is a modern two storey purpose built office building with brick elevations. The available accommodation is situated at ground floor level, accessed via communal ground floor entrance with toilet facilities and lift, the suite also has a private side entrance.

The accommodation benefits from air conditioning, suspended ceiling with LED lighting, double glazed windows, recently re-carpeted and offers 14 plus car parking spaces.

## ACCOMMODATION

Offices 3,375 sqft (313.54 sqm)  
Meeting room 369 sqft (34.31 sqm)  
Total 3,744 sqft (347.85 sqm)

## TERMS

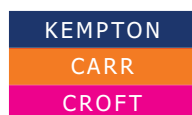
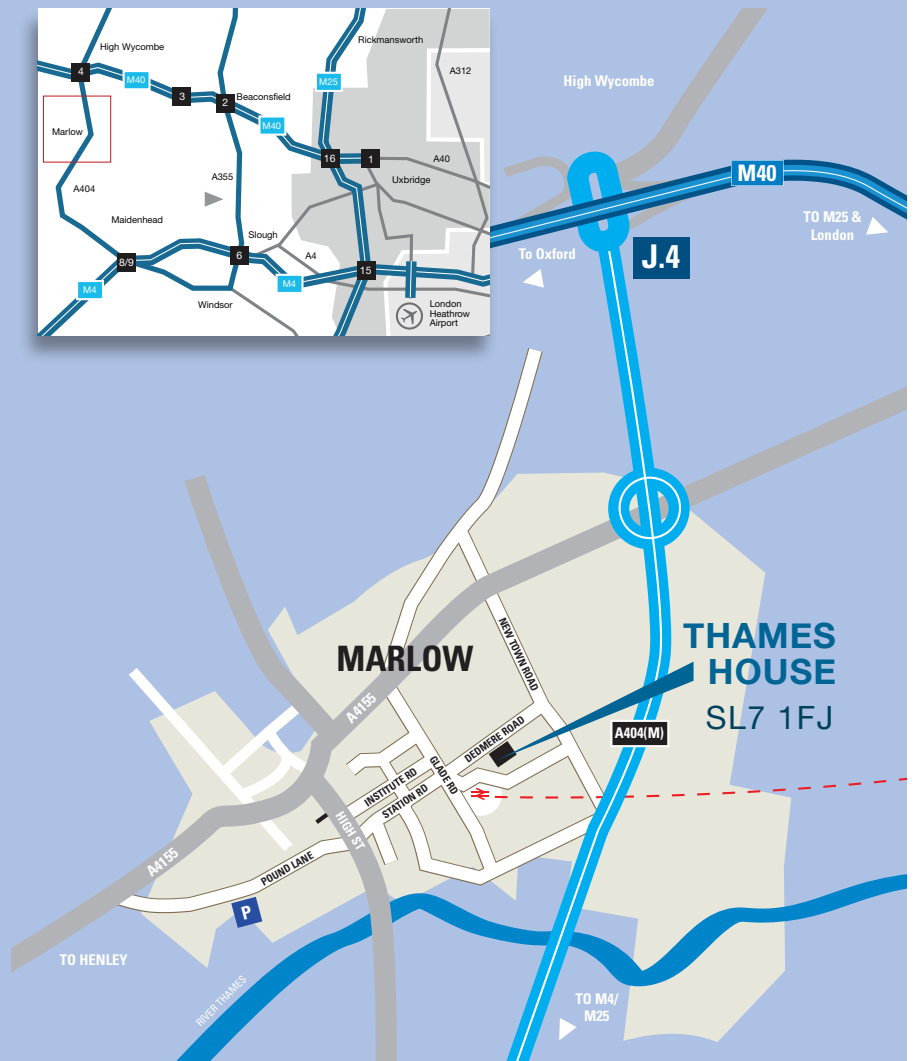
The suite is available on a new effective full repairing, maintaining and insuring lease for a term to be agreed.

## ENERGY PERFORMANCE RATING:

D - 90

## VIEWING

Strictly by appointment with the joint sole agents



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