

# TOWN CENTRE OFFICES **TO LET**



**1,324 Sq. Ft. (123 Sq. M.)**

83-99 High Street

**Marlow**

SL7 1AB

MODERN OFFICES WITH PARKING

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office **01628 771221**



## Location

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

## Description

The office is on the first floor and benefits from air-conditioning, perimeter trunking, security alarm, category II lighting and 2 car parking spaces.

## Accommodation

|                    | Sq. Ft. | M2  |
|--------------------|---------|-----|
| First floor office | 1,324   | 123 |
| <b>TOTAL</b>       |         |     |

*Approx net internal area (NIA)*

## Terms

Rental £23,832.00 per annum

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

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

## Business rates

The billing authority is Wycombe District Council

Rateable value: £18,750.00

We suggest that these amounts are verified by contacting the local authority directly.

As from the 1<sup>st</sup> April 2017 qualifying occupiers will benefit from full business rates relief. All interested parties should verify this with the billing authority.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

## Amenities

- Air conditioning
- Perimeter trunking
- Security alarm
- Good natural light
- 2 allocated parking spaces
- Category II lighting

## Energy Performance Rating

T.B.C



## Viewing and further information

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