

# FIRST FLOOR OFFICES TO LET



**2,100 Sq. Ft. (195.10 Sq. M.)**

29 High Street

**Marlow**

Bucks

SL7 1AU

Located above Sainsburys with High Street entrance

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



## Location

Marlow is an attractive and affluent market town located on the River Thames, in the heart of Buckinghamshire in 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 is located at first floor level above Sainsbury's and Oxfarm in a prime retail High Street position. Nearby operators on the High Street include; WH Smith, India Jane, Santander, Nationwide, Costa Coffee, Fego Caffe, Starbucks, Cath Kidston and The Ivy to name but a few.

The accommodation benefits from being self-contained with both open plan and cellular space and offers good natural daylight levels throughout.

Car parking can also be provided to the rear of the property by separate negotiation.

## Accommodation

|              | Sq. Ft.      | M2           |
|--------------|--------------|--------------|
| <b>TOTAL</b> | <b>2,100</b> | <b>195.1</b> |

*Approx net internal area (NIA)*



## Terms

Rental £28,500 p.a.x.

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

The premises are available on a new FRI underlease for a term of years to be agreed.

## Business Rates

The billing authority is Wycombe District Council

Rateable value: £31,000

Rates Payable: 2019/2020: £15,624

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is applicable

## Energy Performance Rating

D-93

## Viewing and further information



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