

TOWN CENTRE, GROUND FLOOR OFFICES **TO LET**



Suites from **500 – 3,610sq.ft.**

Ground Floor
18 Oxford Road

Marlow

SL7 2NL

GATED CAR PARKING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Marlow is a popular picturesque town situated on the River Thames. The town centre benefits from an excellent retail, hotel and leisure offering with various well-known restaurants and bars. The property is situated within the centre of Marlow on the junction of Riley Road and Oxford Road adjacent to Sainsbury's supermarket.

Description

Modern high-quality offices with gated car parking in a prominent central position.

The building benefits from modern common reception area having recently been renovated and communal toilet and kitchen facilities. The accommodation is situated at ground floor level and benefits from a mixture of open plan office accommodation, cellular offices and meeting rooms.

It is possible to split the suite into small offices to meet the prospective tenants needs, please enquire for additional information.

Accommodation

	Sq. Ft.	M2
Suite 1	LET	LET
Suite 2	3,610	335.34

Approx net internal area (NIA) floor areas provided by client.

Terms

Rental £23.00psf

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

A flexible sub lease is sought not to exceed 1st October 2022. A new lease could also be negotiated direct from the landlords.

Business rates

The billing authority is Wycombe District Council

Rates are in the region of £6.00 psf

Business rates are recovered from the head tenant as a % of the rates for the building based upon square footage occupied.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

Energy Performance Rating

C - 7



Viewing and further information

Maria Hoadley

Maria.hoadley@kemptoncarr.co.uk

01628771221

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

