

# OFFICE/SHOWROOM TO LET



**820 Sq. Ft. Approx G.I.A.**

Unit S Rose Business Estate, Marlow Bottom,

**Marlow**

SL7 3ND

**FLEXIBLE LEASES AVAILABLE FROM JANUARY 2022**

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



## Location

The Rose Business Estate is situated in a prominent position fronting Marlow Bottom Road, in the centre of Marlow Bottom, between Marlow and High Wycombe and with good access to the A404, M40 and M4 motorways and Heathrow Airport/London.

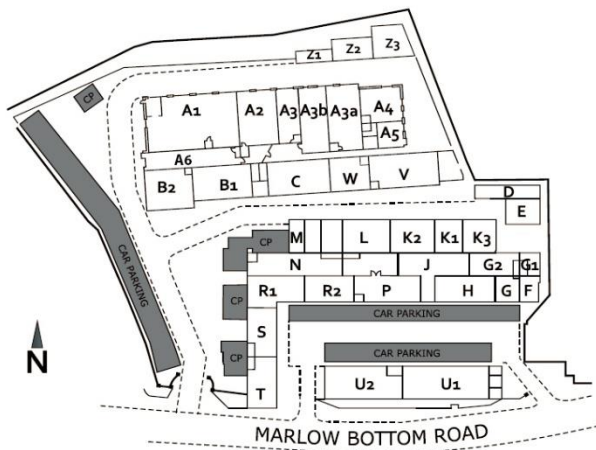
## Description

The Rose Business Estate provides various types of small units suitable for a number of uses as industrial, workshop, storage and offices together with on-site parking.

## Accommodation

UNIT	SIZE Sq Ft	RENT	RV
Unit S (office)	820	£10,660 p.a	£4,050

*For Qualifying Users there are no business rates to pay*



## Terms

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

The premises are to let on new Full Repairing and Insuring Leases for a term of 3 years.

The leases will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II.

## Business Rates

The billing authority is Wycombe District Council.

We suggest contacting the ratings officer at the billing authority directly for Rateable Values and actual rates payable for the units.

## Legal Costs

Each party to bear their own professional and legal costs.

## Energy Performance Rating

TBC

## Viewing and further information



**Maria Hoadley**

[Maria.hoadley@kemptoncarr.co.uk](mailto:Maria.hoadley@kemptoncarr.co.uk)

07766 364078

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021