

CENTRALLY LOCATED OFFICES SUITABLE FOR A VARIETY OF USES (S.T.P.) - **TO LET**



741Sq.Ft. (68.84Sq.M.) approx N.I.A.

Upper Floors, 96 - 98 High Street

Marlow

Bucks

SL7 1AQ

Located Above Sahara With Private Ground Floor High Street Entrance

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location / Description

Marlow is an attractive and affluent market town located on the River Thames, in the heart of Buckinghamshire positioned between High Wycombe and Maidenhead and offers a desirable "lifestyle" setting. The town has good access to both the M40 and M4 via the A404 and also offers rail links to London Paddington, via Maidenhead.

The property is located above retailer Sahara in a central High Street position. The accommodation is within easy walking distance of the River Thames, park, leisure facilities and multiple independent and national restaurant / retailers.

The accommodation offers multiple rooms with excellent natural light and high ceilings at first and second floor levels. Two car parking spaces nearby will be included within the lease. Additional car parking spaces can be provided by separate negotiation.

Accommodation

	Sq. Ft.	M2
TOTAL	741	68.84

Approx net internal area (NIA)

Terms

Rental £10,375 per annum exclusive.

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

The premises are available on a new FRI lease for a term of years to be agreed, direct from the landlords.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £8,400

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly. Some prospective tenants will benefit from small business rates relief as a result of the low rateable value.

Legal Costs/VAT/EPC

Each party to bear their own professional and legal costs.

VAT is applicable.

Grade II listed, EPC not applicable.



Viewing and further information



Luke Bennett

luke.bennett@kemptoncarr.co.uk
01628 771221

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk
07818 117021