

TOWN CENTRE OFFICES

TO LET



1,175 Sq.Ft. (109 Sq.M.)

1st Floor Offices, 39 High Street

Marlow

Bucks

SL7 1AU

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.

The building is ideally situated on the High Street accessed via a separate ground floor entrance. The suite is ideally situated for the excellent range of shops, cafes and gym facilities that Marlow has to offer. It is within walking distance of the local car parks and the River Thames.

Description

The first-floor accommodation comprises a suite of 7 separate office rooms across the front and rear of the building that all benefit from good nature light, shared large kitchen and other facilities.

Accommodation

	Sq. Ft.	M2
1 st floor	1,175	109
Total	1,175	109

Approx net internal area (NIA)

Energy Performance Rating

TBC

Terms

Rental: £25,850 pax.

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

A new lease will be granted for a term to be agreed outside the Landlord & Tenant Act 1954.

Occupation will be immediate upon completion of legal formalities.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £12,750

We suggest contacting the ratings officer at the billing authority directly to establish the business rates.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Viewing and further information



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