

# CHARACTER TOWN CENTRE OFFICES TO LET



From **113 – 784** Sq.Ft. APPROX N.I.A.

First Floor Offices - Suites A, B & C

43 High Street

**Marlow**

**Bucks**

SL7 1BA

**OVERLOOKING THE HIGH STREET**

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



## Location & description

The offices are located within the town centre on the High Street above prime retail units. Nearby traders in the vicinity include The Ivy, Zizi, Gail's Bakery, Mint Velvet and The White Company. Marlow is an affluent town being situated off the A404 providing excellent access to the M40 and M4 motorways.

The offices are situated on the first floor of this character building configured over three individual suites, two of which can be interlinked. The suites benefit from new carpeting and decoration throughout, and have access to shared male and female WC's, and kitchen facility which is located on the ground floor. There are two car parking spaces also available at a cost of £750 per annum.

## Terms

Suite A - £5,500 per annum exclusive

Suite B - £3,500 per annum exclusive

Suite C - £6,500 per annum exclusive

New leases are to be granted for a term to be agreed, direct from the landlord. The rent will be subject to Service Charge, for the management and maintenance of the building.

## Accommodation

	Sq. Ft.	M2
Suite A	289	26.82
Suite B	113	10.50
Suite C	382	35.48
<b>TOTAL</b>	<b>784</b>	<b>72.8</b>

*Approx net internal area (NIA)*

## Business Rates

The billing authority is Buckinghamshire Council

Rateable Value - £TBC

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

It is likely tenants may qualify for rate relief on the individual suites, if certain criteria are met.

## 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

D-84



## Viewing and further information



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