

TOWN CENTRE OFFICE SUITE TO LET

PLUG & PLAY
OPTION



996Sq.Ft. (92.52Sq.M.) approx N.I.A.

Ground Floor Suite, 9 Station Road

Marlow

Bucks

SL7 1NG

3 GATED CAR PARKING SPACES TO REAR

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are situated on Station Road close to its junction with the High Street. It therefore provides excellent access to the shops and restaurants. Marlow mainline train station provides a service connecting to the Elizabeth Line at Maidenhead with services to London and the West. The M4 and M40 motorways at J8/9 and J4 are a short drive via the A404M.

Description

The suite comprises the ground floor of a modern two storey office building with private access and three demised parking spaces to the rear. The accommodation comprises open plan space which is well presented, alarmed, with high quality glazed partitioning and the benefit of the existing furniture, if required. The building can be accessed 24/7.

The current CAT II lights seen will be upgraded to LED recessed lighting.

Terms

Rental: £22.50psf

Service Charge: approx. £3,720 + VAT per annum

Insurance: £3,560.78 per annum

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

A new effective full lease is to be granted for a term to be agreed by negotiation.

Business Rates

The billing authority is Buckinghamshire Council.

We have been advised by the Landlord that the Rates Payable are £7,273.55.

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

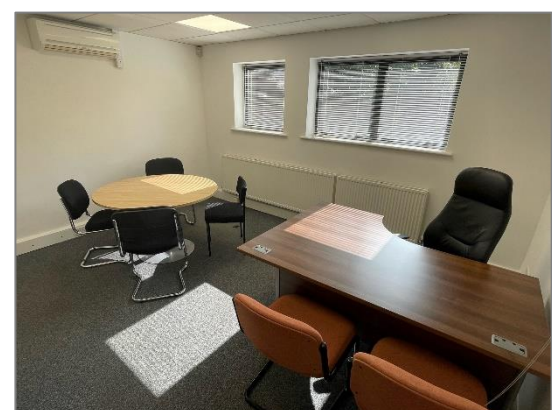
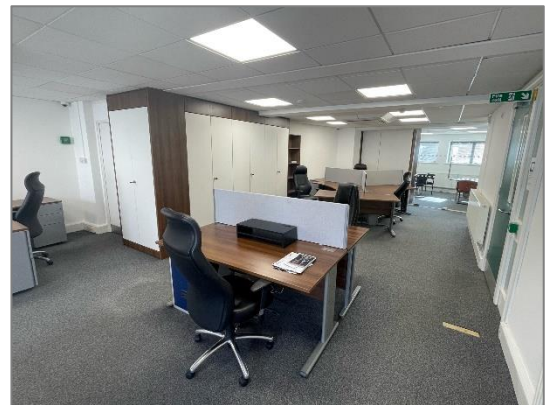
Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT will be chargeable on this transaction.

Energy Performance Rating

TBC



Viewing and further information



Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021