

# SELF-CONTAINED DETACHED OFFICE BUILDING - **FOR SALE / TO LET**



**3,660**sq.ft. (**340**sq.m) approx N.I.A

Courtyard House

Liston Road

**Marlow**

SL7 1BX

**MODERN TOWN CENTRE OFFICES, WITH LOCK-UP  
STORES AND CAR PARKING**

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



## Location & Description

Marlow is an attractive Thameside town with easy access via the Marlow Bypass (A404M) to the M40 motorway (J4) and M4 motorway (J8/9).

The property is situated within the centre of Marlow, on Liston Road near to the large pay and display public car park, within easy access to various national and independent shops, banks and restaurants.

The accommodation is situated over three floors with private ground floor entrance and foyer. The accommodation is in excellent decorative order throughout and provides a mixture of both open-plan and cellular style offices in a modern environment with kitchen and male / female WC's. The offices have the benefit of LED tube lighting, perimeter trunking, central heating, double glazing, new carpeting and private car parking.

	Sq. Ft.	M2
Ground Floor Storage Lock Ups	630	59
Ground Floor Reception	102	9
First Floor	1,583	147
Second Floor	1,345	125
<b>TOTAL</b>	<b>3,660</b>	<b>340</b>

*Approx net internal area (NIA)*

## Terms

Offers are sought in the region of £650,000 for the long lease hold interest.

The long leasehold interest expiring 4th July 2101 (77 years unexpired) has a ground rent payable of £20,000 per annum.

Alternatively, the building is available TO LET on a new FRI lease, at a rental of £71,500 per annum exclusive.

## Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £45,250

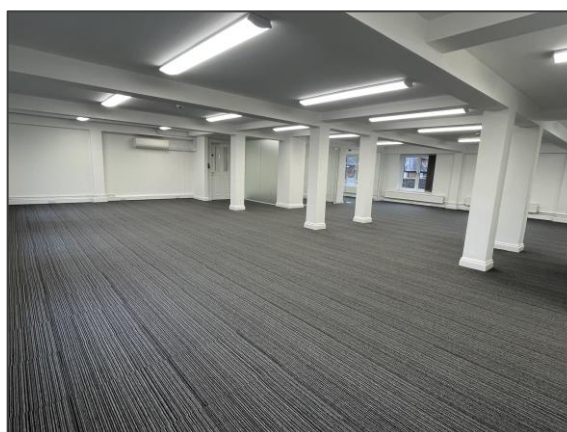
We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/ VAT

Each party to bear their own legal costs incurred in the transaction. The property IS elected to pay VAT.

## EPC rating

C - 73



## Viewing and further information

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