



**TO LET**  
**TOWN CENTRE**  
**FIRST FLOOR OFFICE**

**11-15 HIGH STREET**  
MARLOW, BUCKINGHAMSHIRE, SL7 1AU

431 sq ft (40 sq m)

**SORBON***FLEX*

## KEY INFORMATION

**Size:** 431 sq ft (40 sq m)

**Rent:** £11,000 +VAT per annum

**Rateable Value:** £7,300

**Rates Payable:** £3,153.60

**Lease:** The suite is available on a new lease direct from the landlord.

A Sorbon Flex lease is also available on this property.

**Legal Fees:** Each party to bear their own costs

## DESCRIPTION

This first floor office suite in the heart of Marlow's High Street is accessible via a shared entrance. The open plan office features a small kitchenette.

## SPECIFICATION



Kitchenette

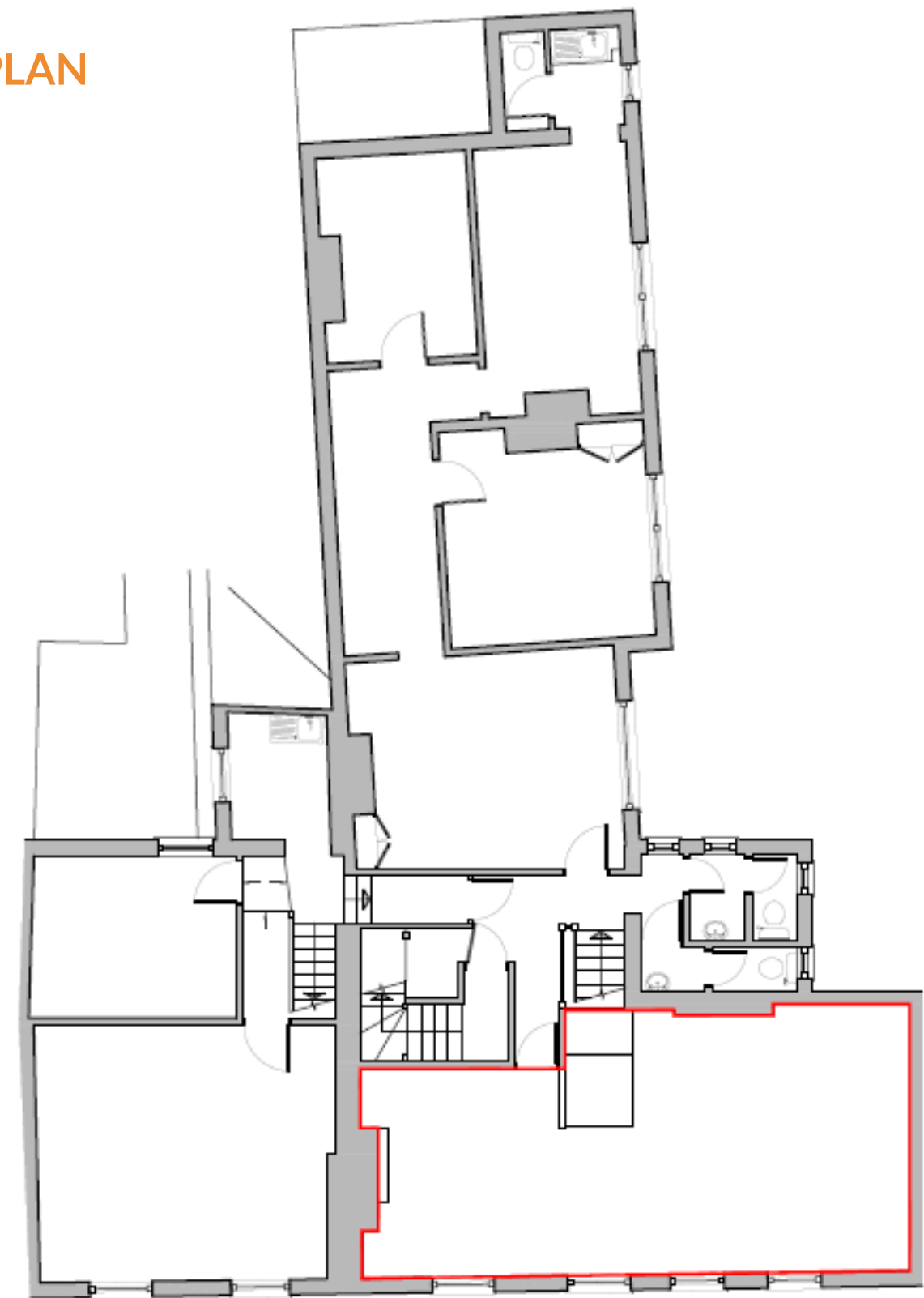


Carpet throughout



Entry phone system

## FLOOR PLAN



First floor



Short Leases. Simple Terms. One Monthly Cost.

## THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

## WHAT IS SORBON FLEX?



### All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

*(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).*



### Flexible Terms

Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



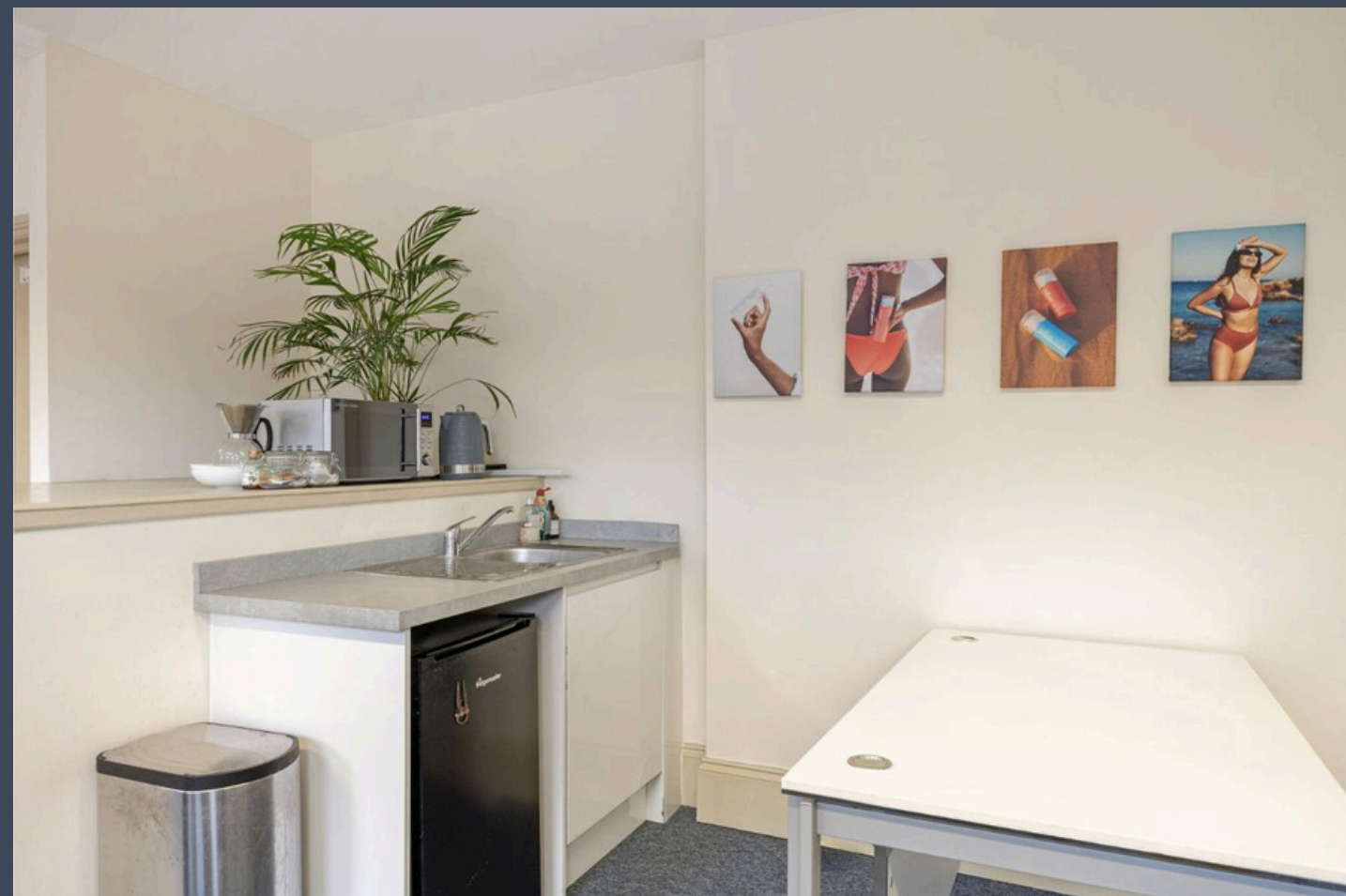
### A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.



### Your Own Dedicated Space

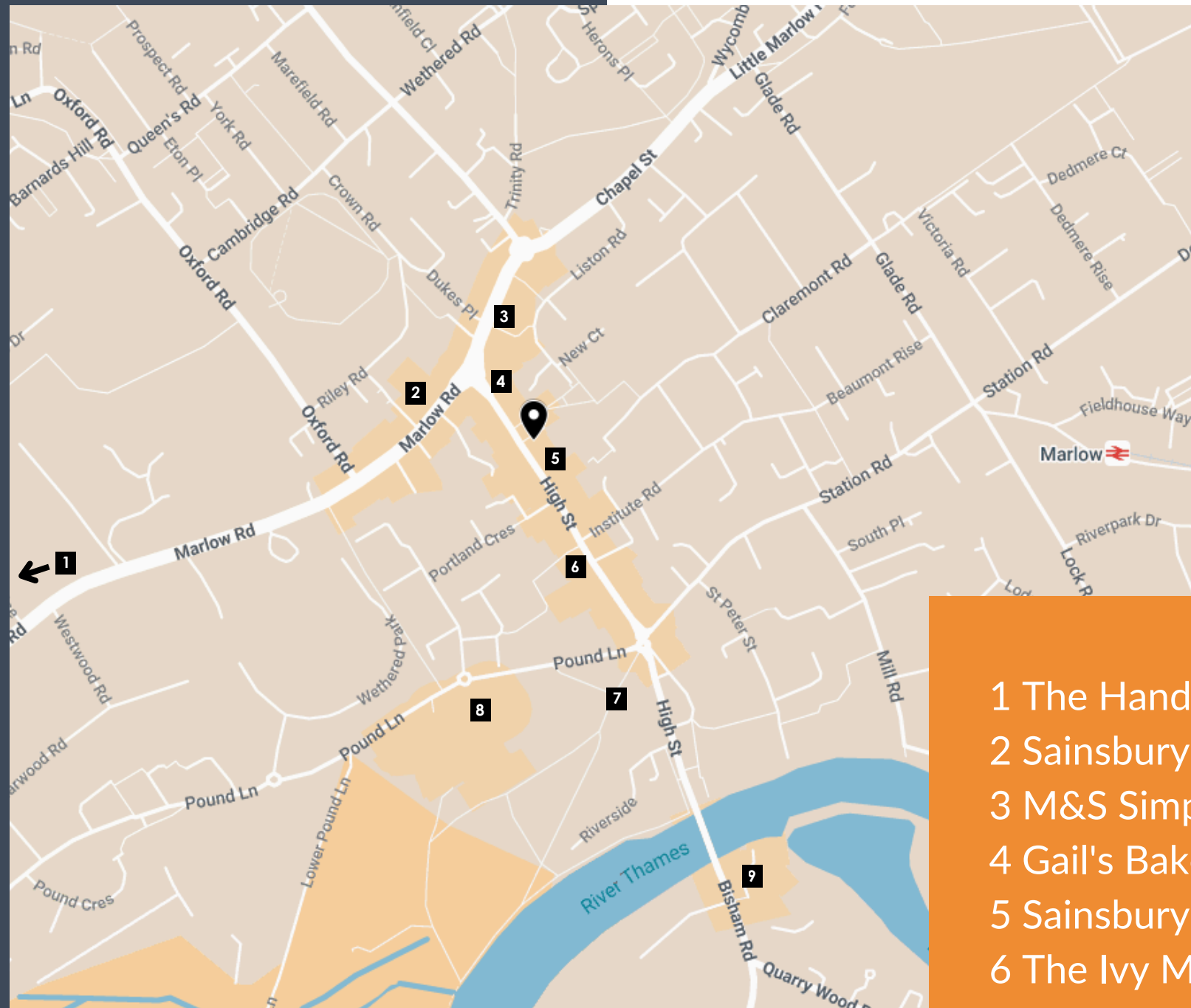
Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).



# LOCATION

Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

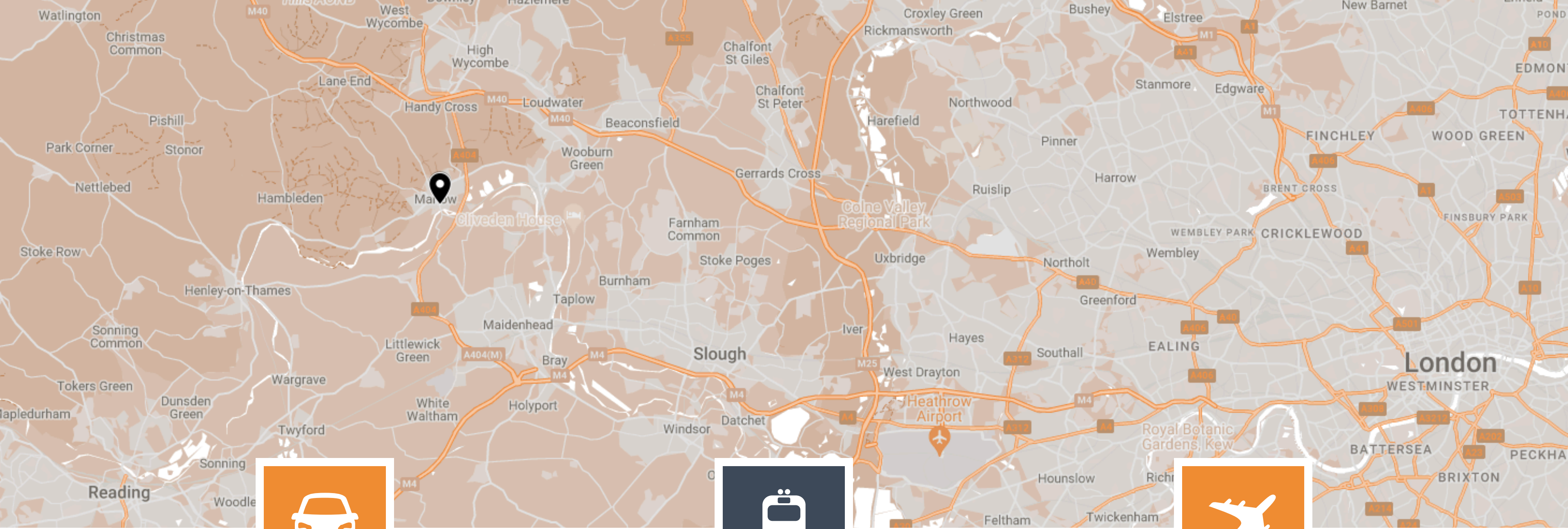
11-15 High Street benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



Map Data: Google My Maps

- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 M&S Simply Food
- 4 Gail's Bakery
- 5 Sainsbury's Local
- 6 The Ivy Marlow Garden
- 7 Higginson Park
- 8 Court Garden Leisure Complex
- 9 Macdonald Compleat Angler





## CAR

**3 MILES TO J4 OF M40**

The A404 connects Marlow to J4 of the M40 in 3 miles and to J8/9 of the M4 in 6.8 miles.



## TRAIN

**0.5 MILES TO MARLOW STATION**

Walk to Marlow station in 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.



## AIRPORT

**20.6 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Marlow.

# GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images including Computer Generated Images (CGI's) are for illustrative and indicative purposes only and furniture is not included with the lease.

June 2026

Owned and managed by:

**SORBON**  
ESTATES

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