



TO LET
TOWN CENTRE
SECOND FLOOR OFFICE

79-81 HIGH STREET
MARLOW, BUCKINGHAMSHIRE, SL7 1AB

1,388 sq ft (128.95 sq m)



KEY INFORMATION

Size: 1,388 sq ft (128.95 sq m)

Rent: £32,500 +VAT per annum

Rateable Value: £19,250

Rates Payable: £9,605.75 per annum

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

EPC Rating: B (42)

DESCRIPTION

This second floor office suite has recently been redecorated, and has the option to be fully furnished. Accessible via a shared entrance with the first floor, the space includes an open plan office area, two private offices and a meeting room in fully glazed partitions. There is a kitchenette in the main office and common toilets on the second floor.

SPECIFICATION



Fully glazed boardroom and two private offices



Kitchenette



Carpet throughout



Wall mounted air-conditioning units

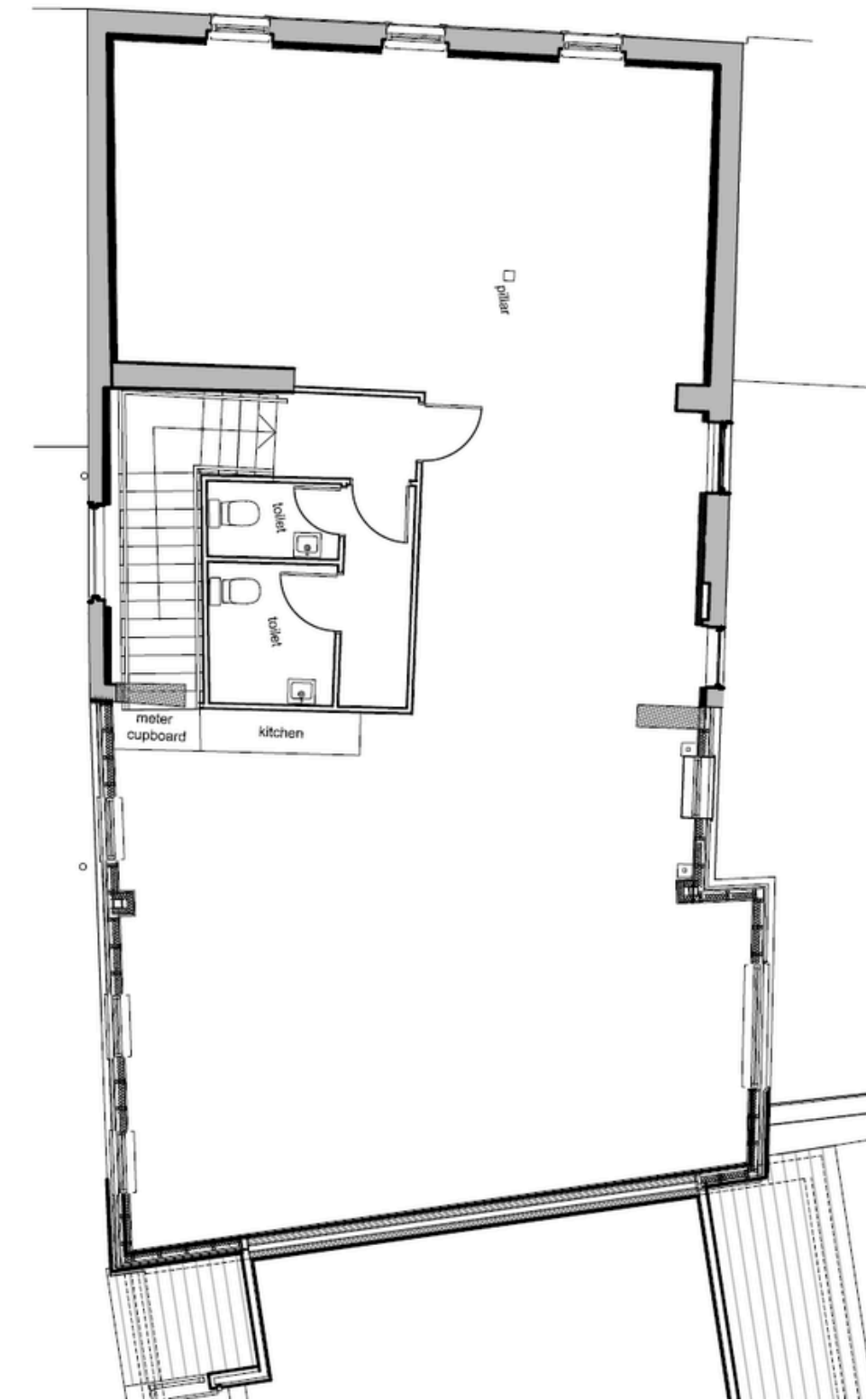


2 parking spaces



Entry phone system

FLOOR PLAN



Second 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

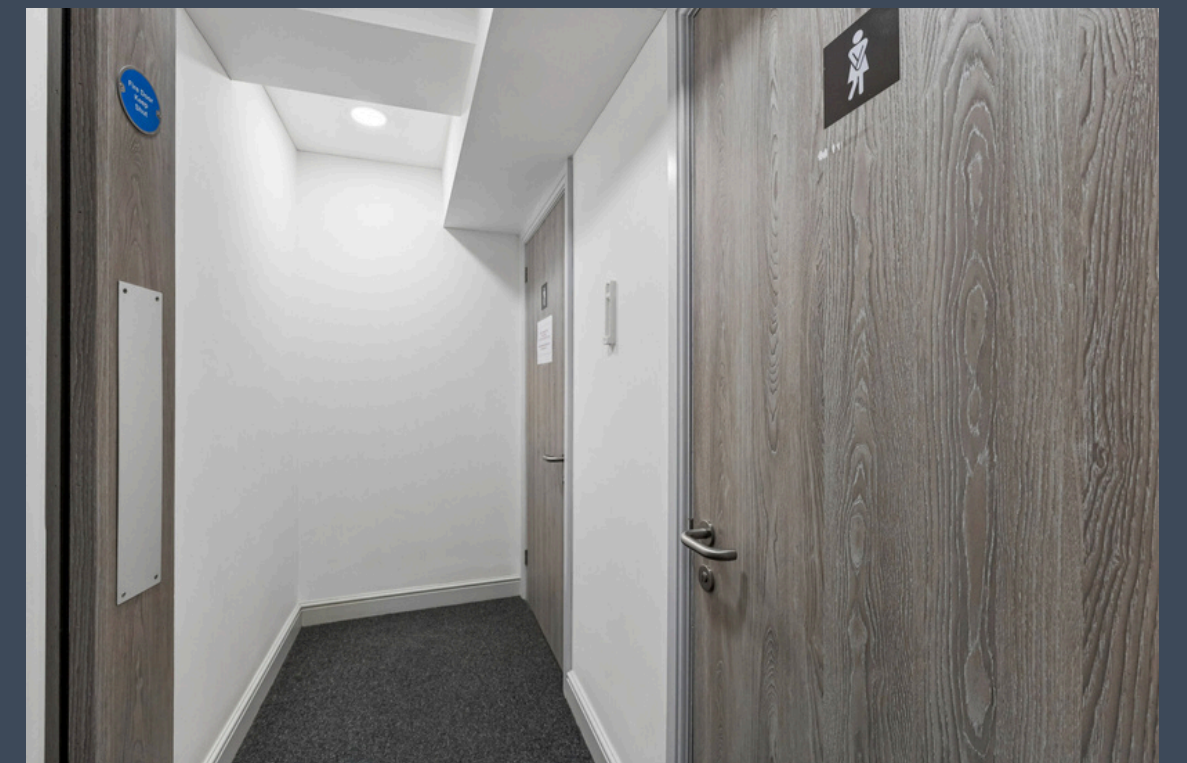
No jargon, No complex legal documents. Just a concise, lease that's easy to understand.



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).

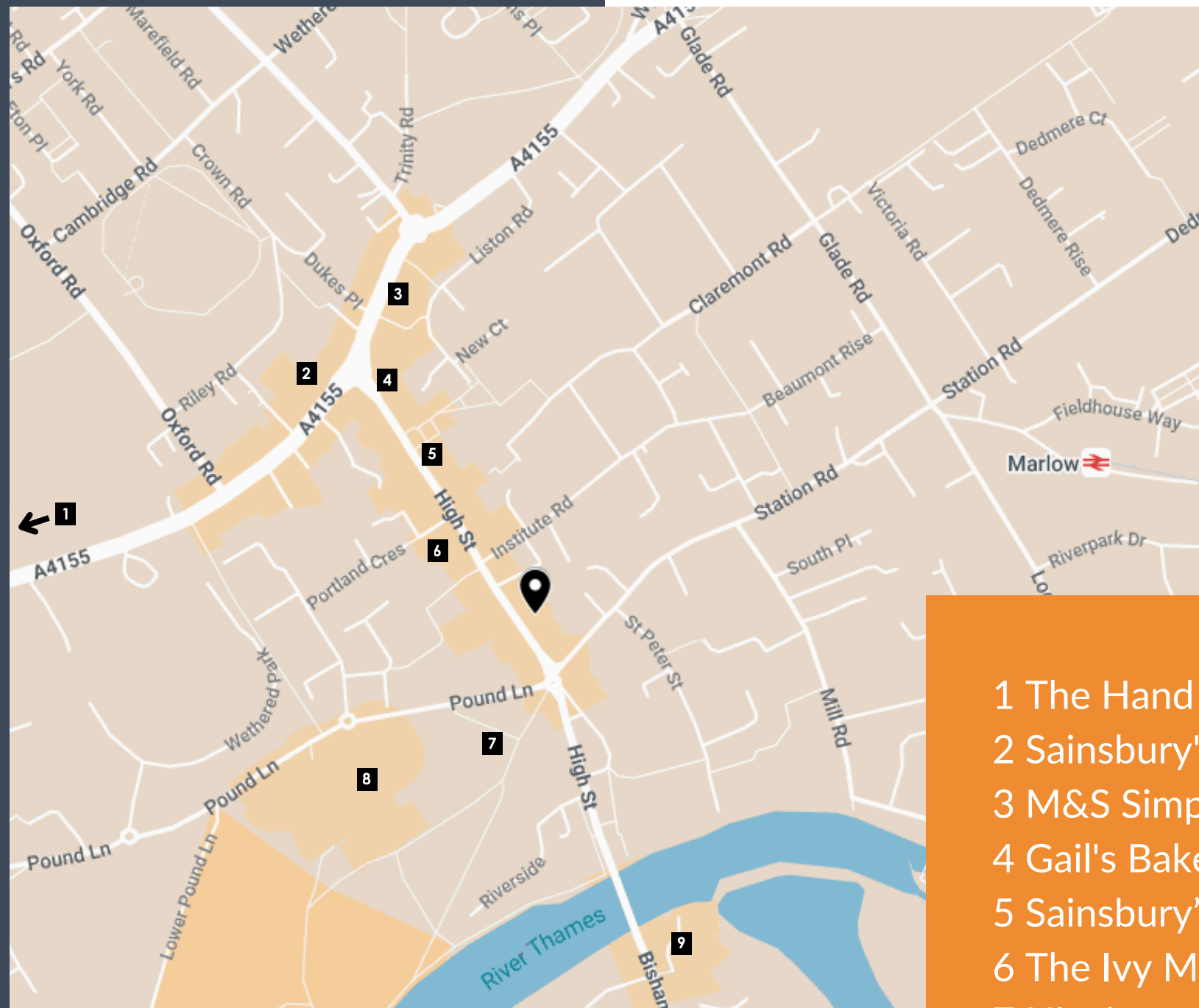




LOCATION

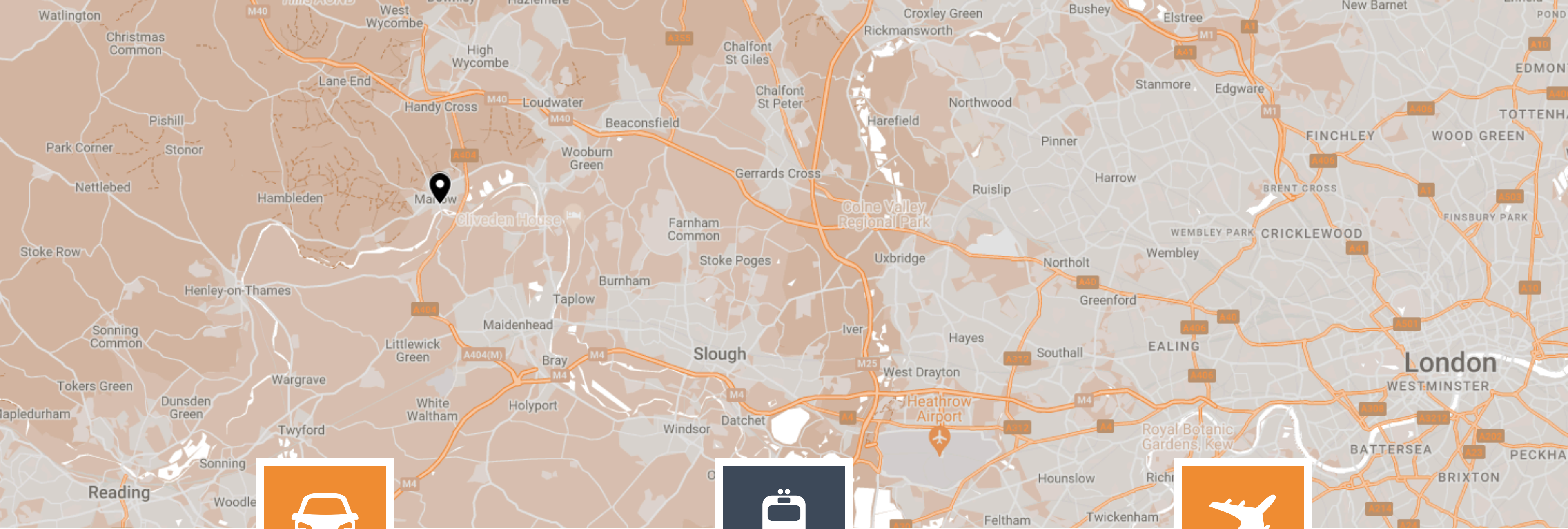
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

79-81 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.



- 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 are for illustrative and indicative purposes only.

June 2026

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ESTATES

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