



TO LET

FIRST FLOOR OFFICE

2 DUKES PLACE

MARLOW, BUCKINGHAMSHIRE, SL7 2QH

450 sq ft (41.81 sq m)

SORBON **FLEX**

KEY INFORMATION

Size: 450 sq ft

Rent: £11,250 +VAT per annum

VAT: Applicable

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: C

DESCRIPTION

The accommodation on offer is a recently refurbished office suite located on the first floor above the retail shop 'Shoe Emporium,' within the charming town of Marlow.

This office is now vacant and ready for immediate occupancy. Boasting an abundance of natural light with windows at both the front and rear, the space provides a welcoming and productive environment.



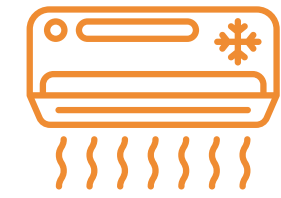
Entry phone system



Kitchenette



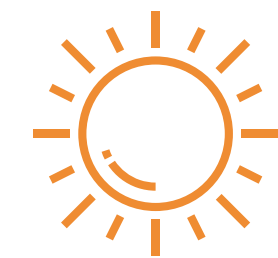
Carpeting throughout



Air conditioning



WC facilities



Great natural light



1 car parking space



Furnishing packages available



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

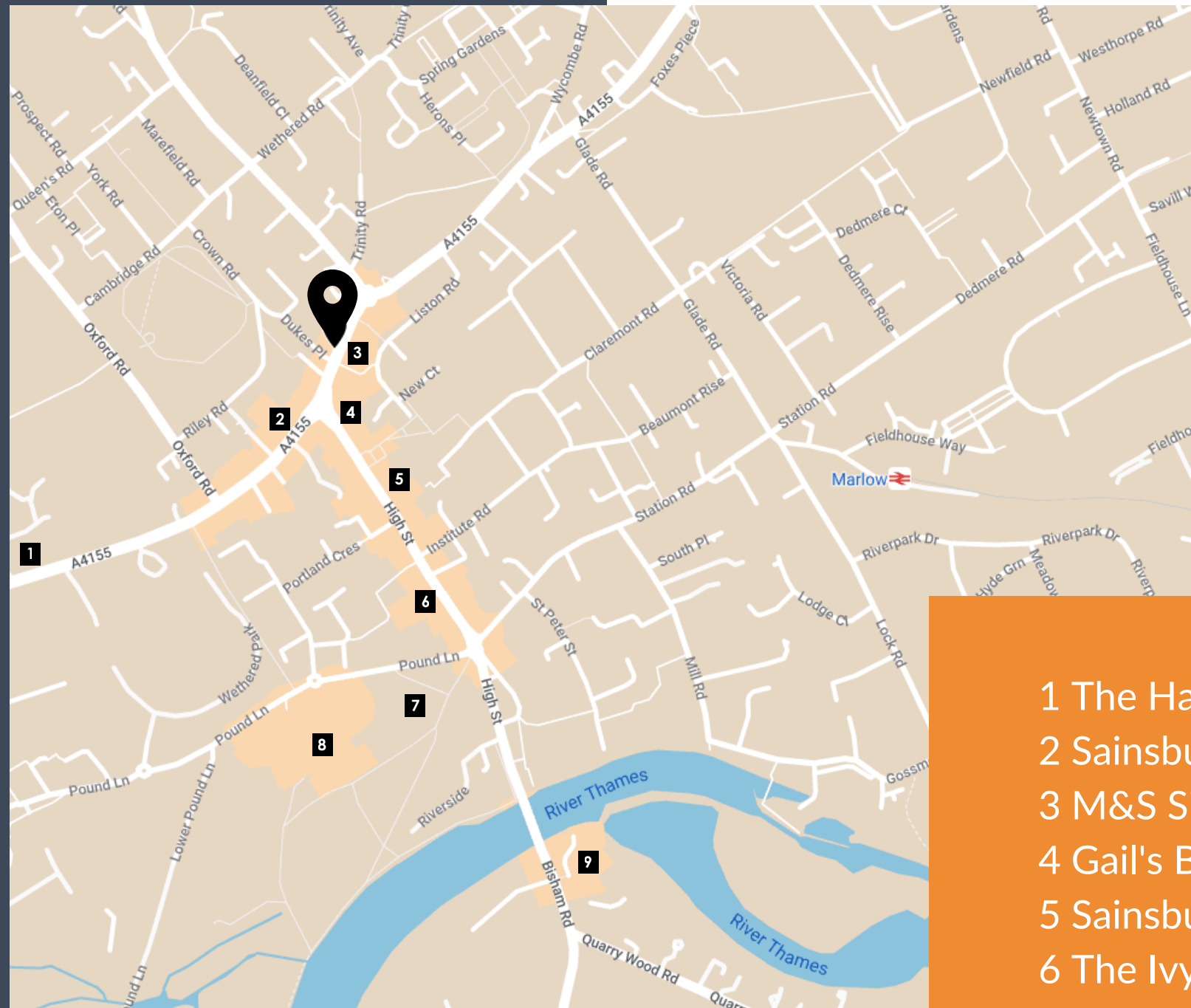
Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).



LOCATION

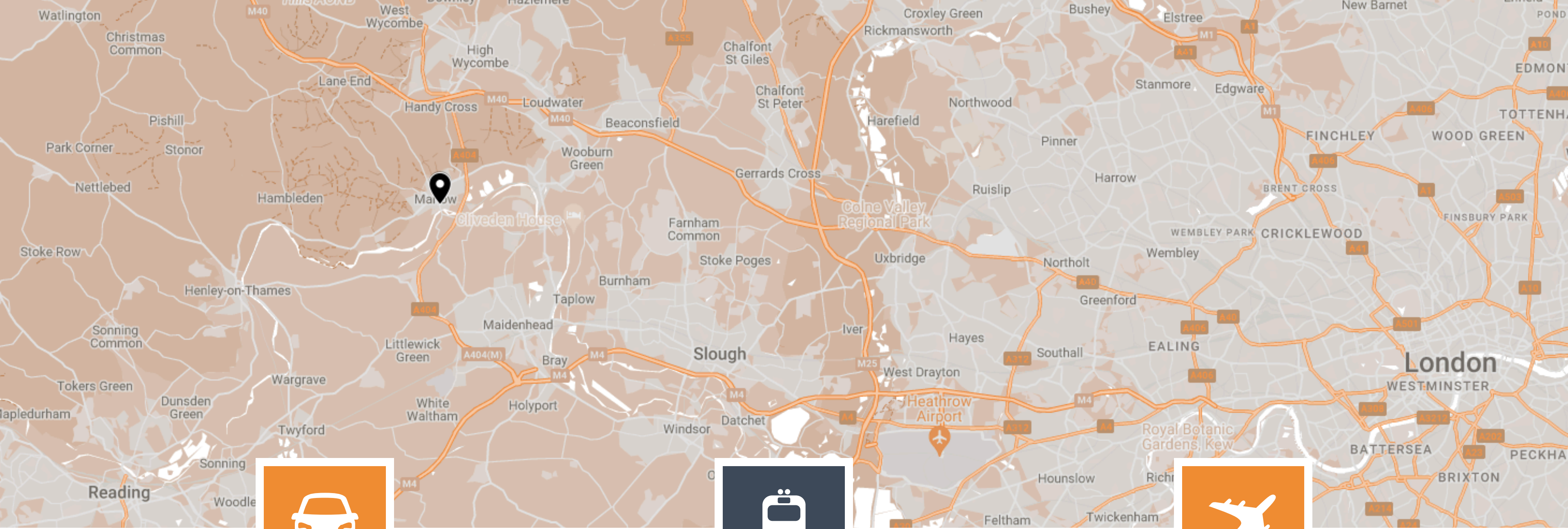
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

2 Dukes Place 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, banks, 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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Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact.

Please note that all images 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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