



## Unit 1 Duo, Globe Business Park

Fieldhouse Lane, Marlow, SL7 1BU

**A modern industrial /  
warehouse unit with first  
floor offices and gated yard**

**20,222 sq ft**  
(1,878.69 sq m)

- 9m Eaves
- 2 Electric Loading Doors
- Fitted First Floor Offices
- 16 Parking Spaces
- Secure Yard
- 27m Yard Depth
- Passenger Lift
- Shower Facilities
- 380 KVA Power Supply
- 37.5 kN/m Floor Loading

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## Summary

<b>Available Size</b>	20,222 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£103,680 per annum
<b>Rateable Value</b>	£216,000
<b>Service Charge</b>	On application
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (34)

## Description

Chancerygate Duo is located within Globe Business Park, one of Buckinghamshire's premier mixed use business parks. Located within walking distance of Marlow railway station and town centre which offers a selection of restaurants, cafés and shops. The estate provides easy access to the A404 and M4/M40 motorways.

## Location

The site is situated on the Globe Business Park, a mixed use business park which is located to the east of Marlow town centre, adjacent to the A404. The property is accessed off Fieldhouse Lane which connects onto Parkway, the main thoroughfare through Globe Park from the A404.

Marlow is located on the River Thames in Buckinghamshire, approximately 45 kilometres (28 miles) to the west of London and 35 kilometres (22 miles) south east of Oxford. The town is situated 6.5 kilometres (4 miles) south of High Wycombe and 6.5 kilometres (4 miles) northwest of Maidenhead.

Communications to Marlow are very good. Access to the A404M is approximately 1.5 kilometres (1 mile) to the east of the town centre, from which Junction 4 of the M40 is approximately 3.5 kilometres (2 miles) to the north and Junction 8/9 of the M4 at Maidenhead is about 11 kilometres (7 miles) to the south.

## Accommodation

Name	sq ft	sq m
Ground - Warehouse	17,940	1,666.68
1st - Offices	2,282	212
<b>Total</b>	<b>20,222</b>	<b>1,878.68</b>

## Viewings

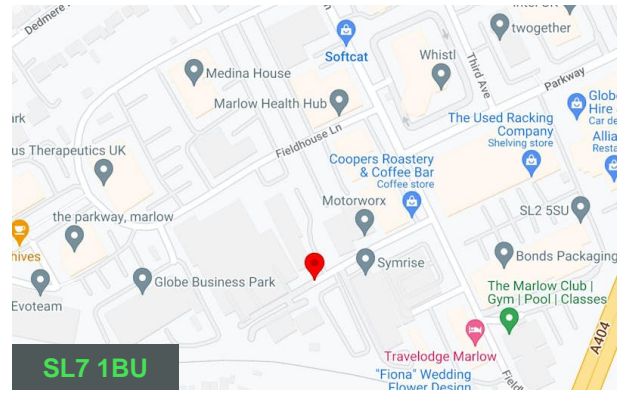
Strictly by appointment via the sole joint agents.

## Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



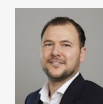
## Viewing & Further Information



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