

TO LET
TOWN CENTRE FIRST FLOOR OFFICE

11-15 HIGH STREET

MARLOW, BUCKINGHAMSHIRE, SL7 1AU

431 sq ft (40 sq m)

KEY INFORMATION

Size: 431 sq ft (40 sq m)
Rent: £10,000 +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

Occupying a prominent position in the centre of Marlow, this self-contained first floor office suite provides flexible open-plan accommodation with kitchenette facilities. The property combines the convenience of a central High Street location with immediate access to Marlow's extensive range of shops, cafés, restaurants and amenities, making it an excellent base for a wide range of businesses.

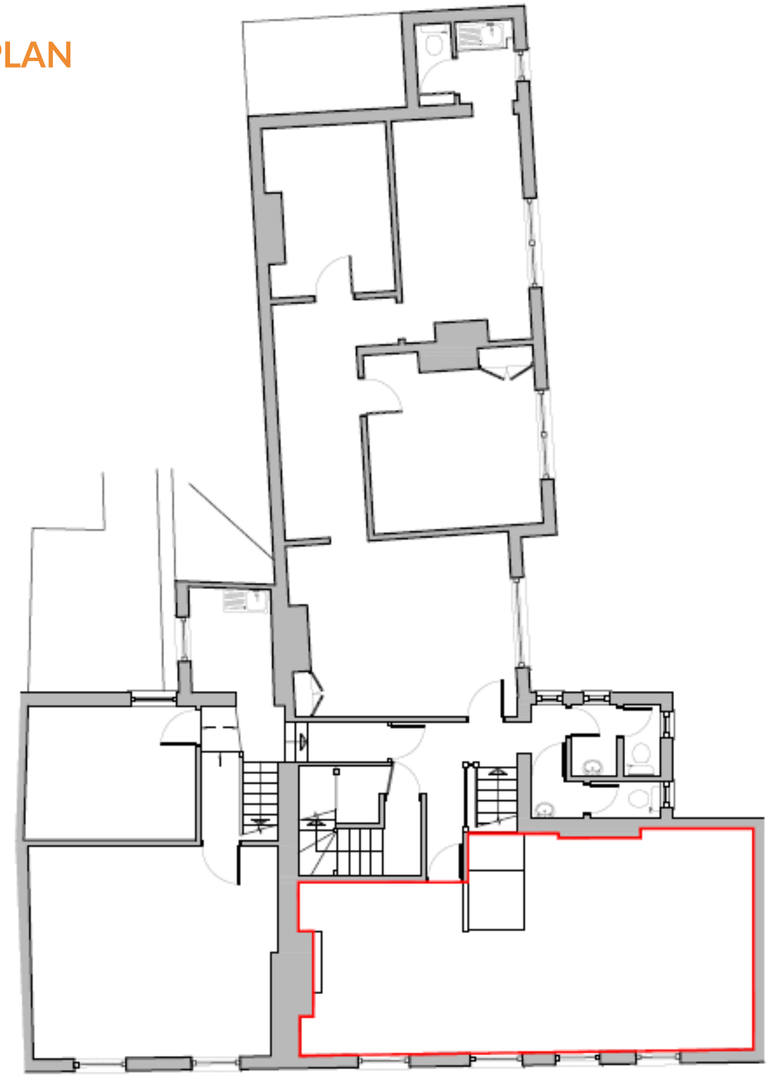
SPECIFICATION

Kitchenette

Carpet throughout

Entry phone system

FLOOR PLAN



First floor

SORBON FLEX

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 Sorbon Flex 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).









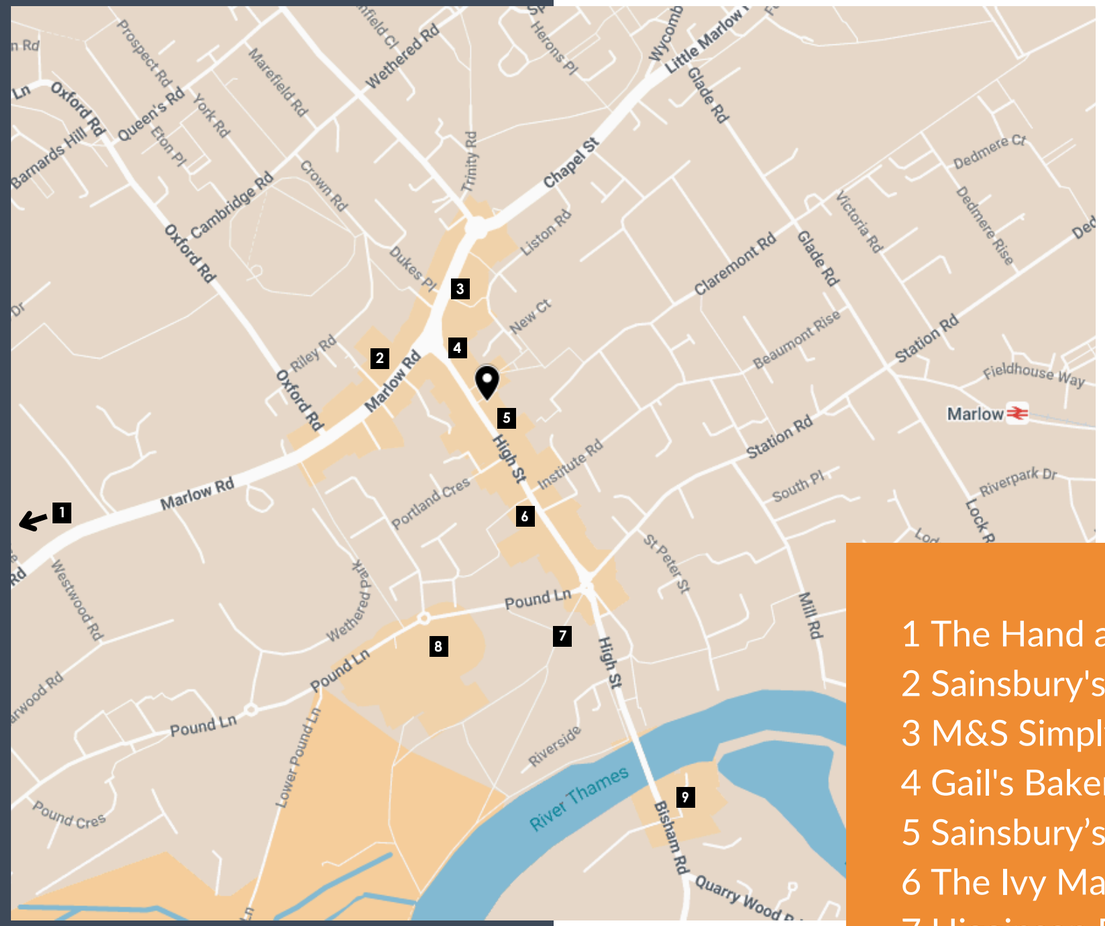



OLIVER BONAS
REPERTOIRE

LOCATION

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

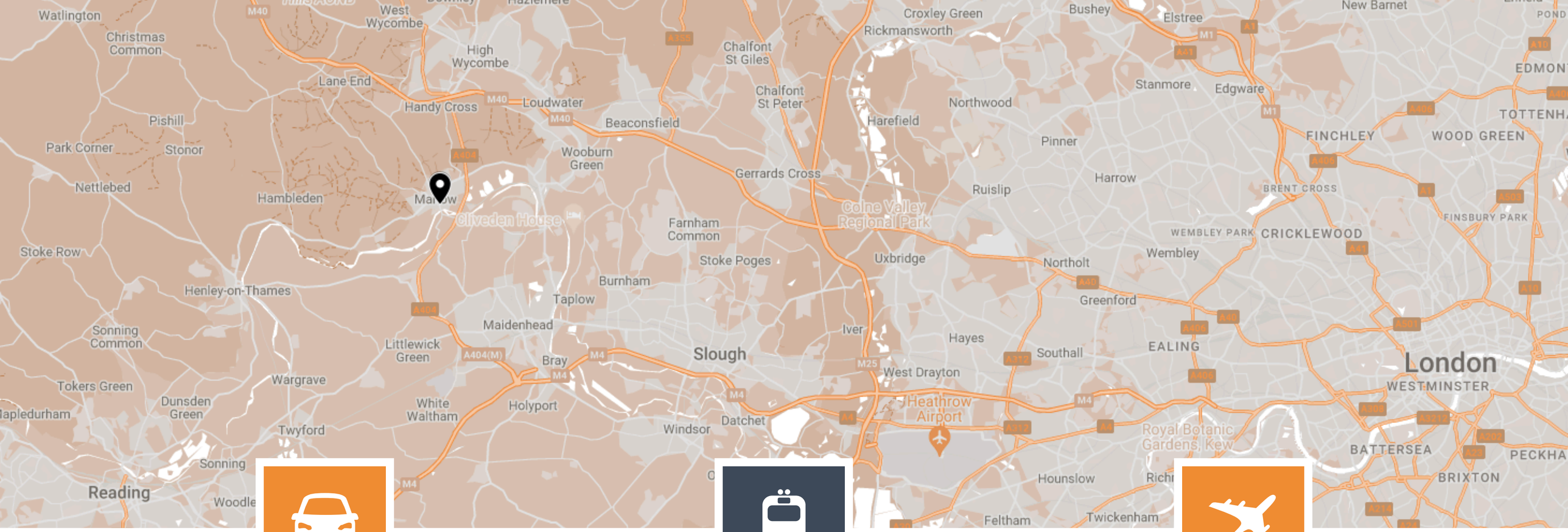
11-15 High Street benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



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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November 2026

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SORBON ESTATES

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