



## 3 Globeside

Fieldhouse Lane, Marlow, SL7 1HZ

### **PROMINENT OFFICE BUILDING IN CENTRAL MARLOW**

**22,000 to 22,200 sq ft**  
(2,043.87 to 2,062.45 sq m)

- Available as a whole, floor-by-floor or part-floor basis
- Striking triple height reception
- Attractive landscaped environment
- Excellent Parking to be offered at a ratio of 1:278 sqft

# 3 Globeside, Fieldhouse Lane, Marlow, SL7 1HZ

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 22,000 to 22,200 sq ft                         |
| <b>Rent</b>           | £17.50 per sq ft                               |
| <b>Rates Payable</b>  | £8.25 per sq ft<br>based on the 2023 valuation |
| <b>Rateable Value</b> | £355,000                                       |
| <b>Legal Fees</b>     | Each party to bear their own costs             |
| <b>EPC Rating</b>     | D (100)  |

## Description

Globeside is located on the Marlow town centre side of Globe Park. Set in an attractive landscaped environment around a bespoke cafe 'Chives', Building 3 offers quality office accommodation on 3 floors. The floors can be split to suit a requirement of c3,500 sq ft and larger. The triple height reception is a feature of the building providing excellent natural light throughout.

Each floor has both male and female WC facilities and access to 2 x 13 person passenger lifts. There are a total of 80 car parking spaces to be offered with the whole building, at a ratio of 1:278 sqft.

## Location

Globeside is located on the Marlow town centre side of Globe Park, next to the train station and within easy walking distance of the High Street and the wide variety of amenities that it has to offer.

Marlow is a very well known town on the River Thames, renowned for its excellent range of high quality restaurants, niche retailing and high-value residential areas. The town is located between the M40 motorway and the M4 motorway, on the A404, and therefore road links are excellent with easy access to the M25 motorway and Heathrow airport.

## Accommodation

The accommodation comprises of the following

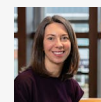
| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| Ground       | 7,400         | 687.48          | Available    |
| 1st          | 7,400         | 687.48          | Available    |
| 2nd          | 7,400         | 687.48          | Available    |
| <b>Total</b> | <b>22,200</b> | <b>2,062.44</b> |              |

## Terms

Available on a new lease direct from the Landlord on terms to be agreed.



## Viewing & Further Information



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