



Second Floor Offices

79-81 High Street, Marlow, SL7 1AB

TOWN CENTRE OFFICE WITH PARKING

1,388 sq ft
(128.95 sq m)

- Open plan offices
- Wall Mounted air-conditioning units
- Carpet throughout
- Fully glazed boardroom and two private offices
- 2 parking spaces
- Entry phone system
- New key point...

Second Floor Offices, 79-81 High Street, Marlow, SL7 1AB

Summary

Available Size	1,388 sq ft
Rent	£36,500 per annum
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	£5,987.66 per annum Plus building insurance £478.66 per year
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

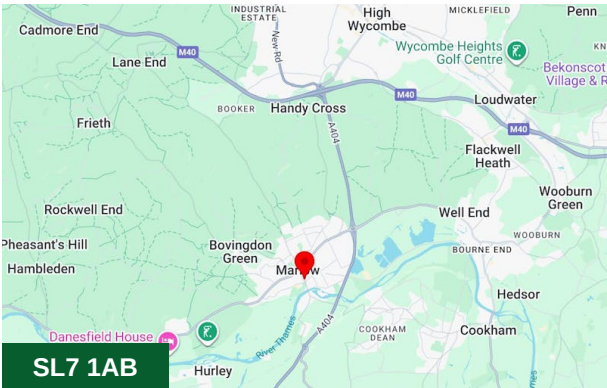
This second floor office suite, located above Nova Fine Art gallery on the High Street, offers a high-standard fitout that may appeal to prospective tenants. Accessible via a shared entrance with the 1st floor, the space includes an open plan office area, two private offices and a meeting room in fully glazed partitions. There is a kitchenette in the main office and common toilets on the second floor.

The suite features wall-mounted air-conditioning (for heating and cooling), carpeted floors, recessed LED lighting, an entry phone system and is currently being redecorated. Two allocated car spaces are available, located a short walk away to the rear of the building. The suite is available from mid September 2025 on a new lease direct from the landlord.

Location

Marlow is an affluent Riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404(M). The mainline train station is about a 10 minute walk away from this location, and provides a regular service to Maidenhead where you can then access the Elizabeth line into London Paddington and the City beyond.

79-81 High Street is situated in the heart of the town centre close to all the amenities that the town has to offer including retail, banking, bars and restaurants. It is within easy walking distance of outside amenity space at Higginson Park and the River Thames beyond.



Viewing & Further Information



Joanna Kearvell
07887 793030
jk@chandlergarvey.com



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com





