



Boutique office in the heart of Marlow Town Centre

## The Old Boiler House

Brewery Courtyard, Marlow, SL7 2FF

Office

# FOR SALE

**522 sq ft**

(48.50 sq m)

- Gas Central Heating and Air Conditioning
- Kitchen and WC Facilities
- Basement Storage
- Allocated Parking Space

# The Old Boiler House, Brewery Courtyard, Marlow, SL7 2FF

## Summary

Available Size	522 sq ft
Price	Offers in the region of £455,000
Rates Payable	£7,609.75 per annum approx. Please check figures with the Local Authority.
Rateable Value	£15,250
EPC Rating	G (156)

## Description

A terraced courtyard property with an abundance of charm and character and the benefit of gas fired central heating and air conditioning. The ground floor provides an office with kitchenette and toilet, whilst the first floor office is open plan with a small separate tea station. There is a basement that provides ideal storage space. The property also comes with a dedicated parking spot within a secure underground car park.

## Location

The Old Boiler House is situated in the heart of Marlow town centre, within a courtyard located just off Marlow High Street. The building is a short walk from Marlow train station (8 minutes), providing direct links to nearby Maidenhead, which has Great Western Railway and Elizabeth Line services.

## Viewings

By prior arrangement with the agents.

## Terms

Available Freehold with vacant possession.

## Legal Fees

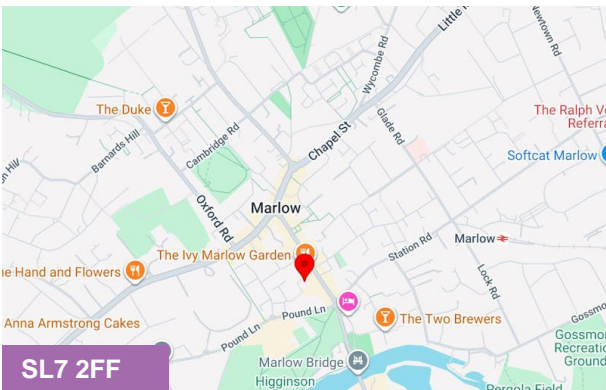
Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.

## Joint Agents

Duncan Bailey Kennedy:  
Elliot Mackay: 01494 839918  
Adrain Dolan: 01494 839913



## Viewing & Further Information



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