



First floor office on Marlow High Street

2 Dukes Place

Marlow, SL7 2QH

Office

TO LET

450 sq ft

(41.81 sq m)

- Newly refurbished
- One allocated car parking space
- Kitchenette
- Available for immediate occupation

2 Dukes Place, Marlow, SL7 2QH

Summary

Available Size	450 sq ft
Rent	£11,250 per annum exclusive
Rates Payable	£4,890.20 per annum
Rateable Value	£9,800
Service Charge	Service charge is charged on an adhoc basis for communal areas
Car Parking	1 allocated car parking space
EPC Rating	Upon enquiry

Description

2 Dukes Place is a newly refurbished first-floor office situated on Marlow High Street. Access is via the rear, where one allocated car parking space is available. There is a flight of steps leading to the first-floor office. One WC is provided on the landing. When entering the office, it benefits from good natural light and new carpets. A kitchenette is provided. The landlord is currently investigating options to install air conditioning. A telecom system is in place.

Location

Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404. 2 Dukes Place 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, banks, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames. Marlow Train Station is approximately a 10-minute walk with frequent services to Maidenhead, where Elizabeth and GWR services are provided.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	450	41.81	Available
Total	450	41.81	

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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