



Refurbished & Fully Fitted Office Suite

Second Floor

4-5 Market Square, Marlow, SL7 3HH

Office

TO LET

1,181 sq ft

(109.72 sq m)

- To be Refurbished - Available Late September
- Fully Fitted & Furnished Office Suite
- Excellent Natural Daylight & Views
- Town Centre Location
- On Site Parking
- Additional Town Centre Parking Available by way of separate agreement

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Summary

Available Size	1,181 sq ft
Rent	£23.50 per sq ft
Rates Payable	£4,990 per annum approx. Please check these figures with the Local Authority.
Rateable Value	£10,000
Service Charge	£5 per sq ft approx
EPC Rating	D (77)

Description

Modern, open plan offices with excellent natural daylight and views of the picturesque Marlow High Street. The available space is on the second floor and is to be refurbished to provide modern, fully fitted and furnished office space. There are 2 parking spaces with additional parking available by separate agreement.

Location

The property is located in Marlow town centre, close to all the amenities that the town has to offer, including retail and banking facilities. Higginson Park and the River Thames are both just a short walk away. The M4 and M40 motorways are easily accessible via the A404. Marlow rail station is a short walk away with regular services to Maidenhead (Crossrail).

Accommodation

Name	Sq ft	Sq m
2nd	1,181	109.72
Total	1,181	109.72

Viewings

By arrangement with the Page Hardy Harris or Joint Agents Chandler Garvey.

Terms

Available on a new lease, flexible terms available. The lease will be direct with the Landlord.

Business Rates

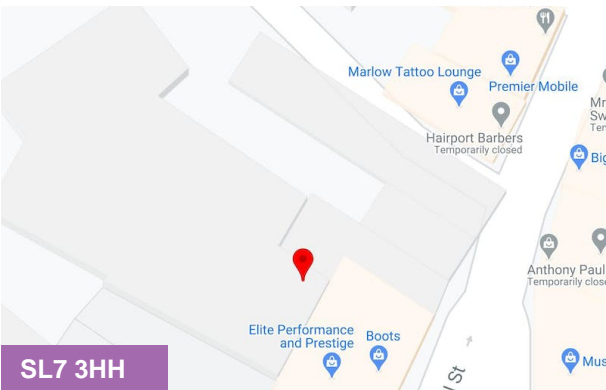
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Costs.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



Viewing & Further Information



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