

EPC Rating
A



Eclipse

Globe Park, Marlow

SL7 1YL



**New Grade A office headquarters
4,600 - 27,000 sq ft TO LET
Freehold sale considered**



New contemporary Grade A offices with the highest category Grade A energy performance rating. Strategically located with easy access to M40 and M4 via the A404(M).



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DESCRIPTION

A striking, high quality headquarters office building which has recently undergone an extensive 'back to frame' refurbishment and now provides 27,000 sq ft of new Grade A accommodation over ground and first floors. The impressive reception area leads on to the open-plan offices with excellent natural light emanating from the floor to ceiling feature windows.

The building is prominently situated on Globe Park within a large, self-contained, maturely landscaped plot with 106 car parking spaces providing an excellent ratio of 1:256 sq ft.

TERMS

The property is available to let as a whole or in part from 4,600 sq ft on a new FRI lease terms. Alternatively a freehold sale of the whole building will be considered.

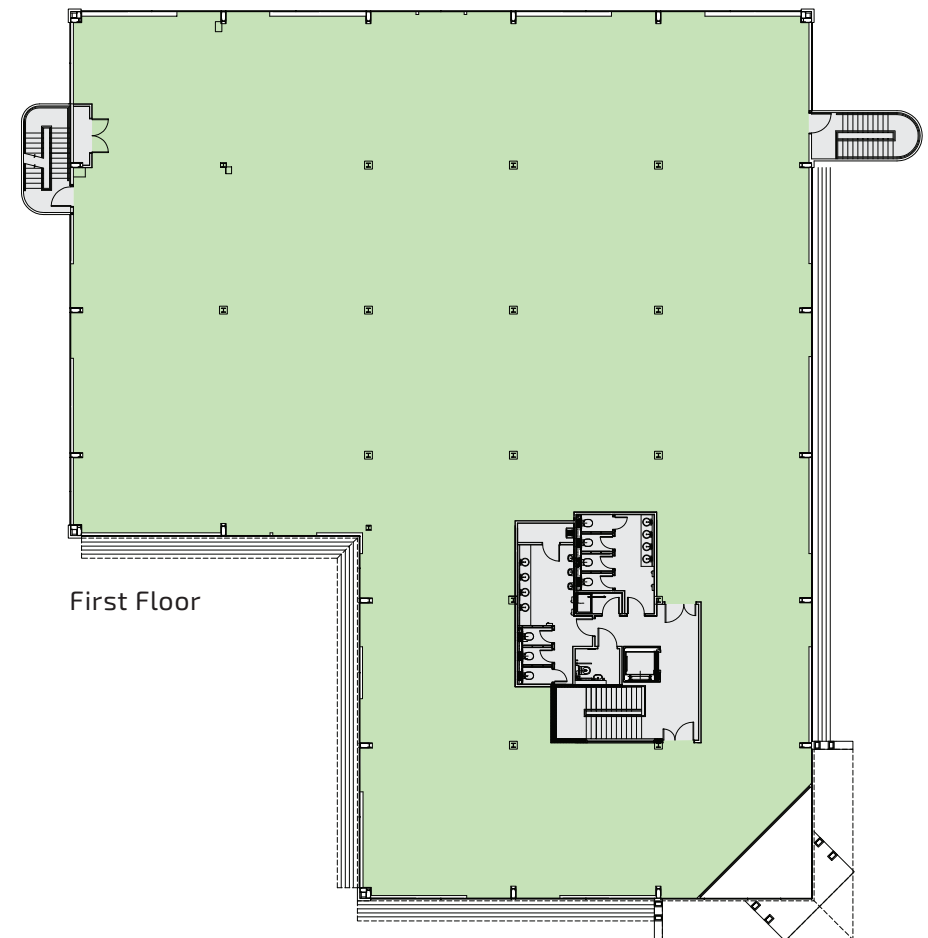
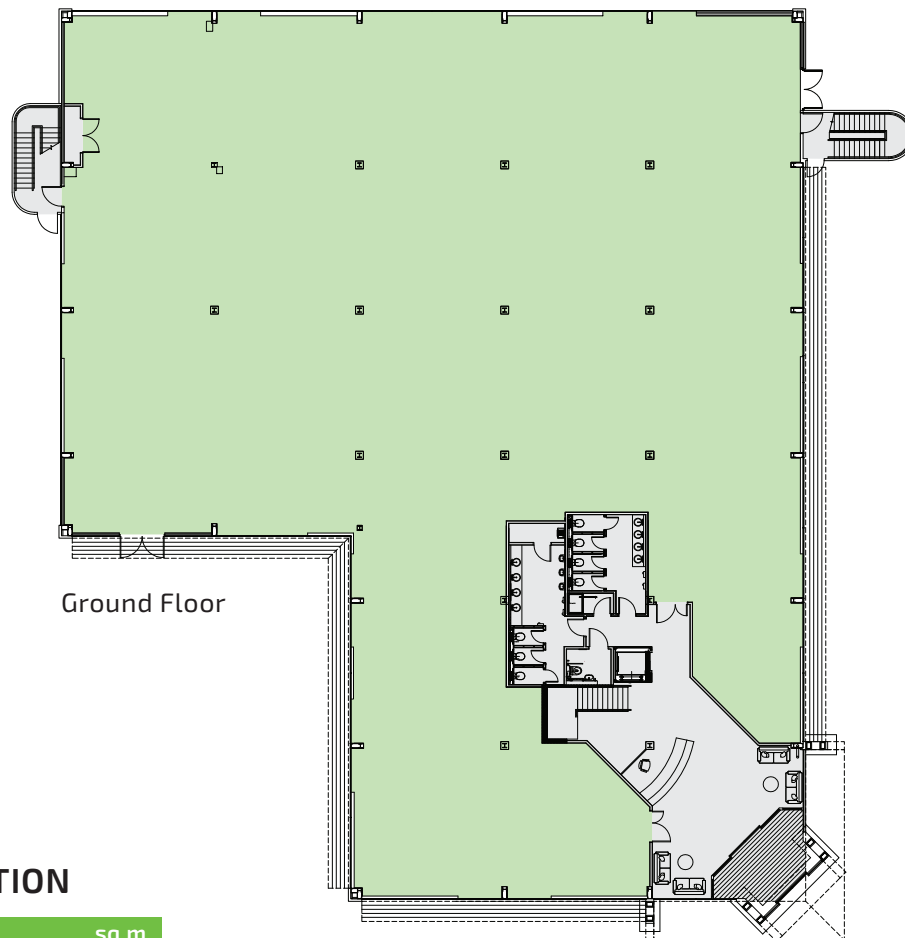






SPECIFICATION

- Feature frameless glass entrance/reception area
- High performance external cladding to all elevations
- Male and female WCs at ground and first floor levels
- Disabled WCs on both floors
- Shower facilities on both floors
- 6 person passenger lift
- New air conditioning system with fresh air
- Frameless glass windows throughout
- Full access raised floors
- Suspended ceilings incorporating new LG7 lighting
- 106 secure car parking spaces
- EPC rating: A (25)



ACCOMMODATION

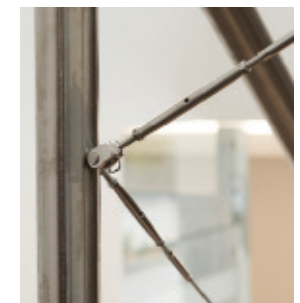
Floor	sq ft	sq m
First		
Offices	13,308	1,236
Ground		
Offices	12,740	1,184
Reception	1,043	97
Total	27,091	2,517

The floor areas are approximate net internal.

Floor plans indicating the potential floors as suites from 4,600 sq ft can be found on the website:

www.eclipsemarlow.co.uk

Plans are shown for illustrative purposes only. Not to scale.





Globe Park is located within Marlow, a beautiful Buckinghamshire town steeped in history and located along the banks of the River Thames.

This affluent town benefits from a number of 4* and 5* hotels, shops, boutiques, cafés and an array of restaurants, including the 2 Michelin star 'The Hand and Flowers'.

Eclipse benefits from being close to some of Globe Park's latest amenities including Coopers Café and Roasting House, a licensed restaurant and coffee bar, together with The Marlow Club for health and fitness and the Crowne Plaza Hotel.





Marlow is a picturesque village on the banks of the River Thames and an established business destination due to its excellent communication links being close to both M4 & M40 motorways

LOCATION

Marlow is an attractive market town and a well established south east office centre, located 6 miles north of Maidenhead, 5 miles south of High Wycombe and 35 miles to the west of Central London.

Eclipse is located at the front of Globe Park allowing easy access to and from the adjacent A404(M), linking the town with Junction 4 of the M40 (3 miles) and Junction 8/9 of the M4 (8 miles). The M4 provides easy access to Heathrow Airport.

Marlow railway station provides a good service to Maidenhead, from where a direct train is provided to London Paddington within 40 minutes. Alternatively, nearby High Wycombe station provides a direct service to London Marylebone.

COMMUNICATIONS

By train to	Minutes	By car to	Miles	By car to	Miles
Bourne End	7	High Wycombe	5	M40 (J4)	3.5
Maidenhead	23	Maidenhead	6.8	M4 (Junction 8/9)	8
Slough	38	Slough	13.5	M25 (J16)	14
Reading	43	Windsor	14.5	Heathrow Airport	20
London Paddington	52	Bracknell	15	Gatwick Airport	58
Oxford	73	Reading	21		
Heathrow Airport	78	Oxford	29		
Swindon	79	Central London	36		

All information is approximate and taken from the Google Maps and National Rail websites

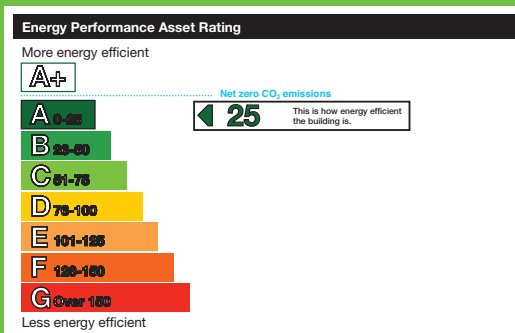


Local Amenities

- 1 Starbucks
- 2 Pizza Express
- 3 Coopers Café
- 4 The Marlow Club
- 5 Crowne Plaza
- 6 Boots
- 7 Waitrose
- 8 The Hand and Flowers
- 9 The Compleat Angler
- 10 Marks & Spencer
- 11 Zizzi

Local Occupiers

- 1 Jam Academy
- 2 KLP Consulting Limited
- 3 Revenue Performance
- 4 Whistl
- 5 Softcat
- 6 BWP Group
- 7 Phones International
- 8 Seinheiser
- 9 Chobham Antenna Systems
- 10 Allergan UK
- 11 Dun & Bradstreet



A development by

MAVEN
CAPITAL PARTNERS



www.eclipsemarlow.co.uk

CONTACTS

For more information and the leasing options available please contact the joint agents:

Misrepresentation Act. Whilst every care is taken in the preparation of these particulars, Duncan Bailey Kennedy, Jones Lang LaSalle or Lambert Smith Hampton and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.
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