

marlow international

**HIGH QUALITY THAMES VALLEY OFFICES
TO LET 15,000 to 72,626 sq ft
FITTED OUT SPACE WITH ONSITE CAFE**





MARLOW INTERNATIONAL IS A STRIKING 230,000 SQ FT HEADQUARTERS CORPORATE BUILDING SET IN ITS OWN SECURE LANDSCAPED GROUNDS GENEROUSLY SITUATED ON 12 ACRES OF LAND. THE BUILDING IS HIGHLY VISIBLE FROM THE A404 (M) BEING LOCATED AT THE ENTRANCE TO GLOBE PARK AND JUST 200 YARDS FROM THE MAIN SLIP ROAD FROM THE A404. MARLOW TOWN CENTRE IS JUST 1 MILE WEST OF THE PROPERTY.

Marlow International was originally constructed in 1987 for Rank Xerox to serve as their UK Headquarters before it was purchased and refurbished by Akeler in 2000. The property has since been the UK HQ for Allergan, and others.

The property is approached through security controlled barriers accessing the extensive car parking area with ample allocation for visitors. This highly corporate building comprises 231,016 square feet arranged on ground and three large upper floor plates around a full height enclosed atrium.

THE BUILDING BENEFITS FROM THE FOLLOWING AMENITIES;

- Four Pipe Fan-Coil air-conditioning
- Fully accessible raised floors with 150mm clear void throughout the building
- 2.60 m floor to ceiling height
- Suspended ceilings with recessed lighting
- Central full height atrium/street with fully glazed roof and informal seating/meeting areas
- 7x13 person passenger lifts including 2 scenic lifts in the atrium
- Fully fitted and equipped 500 cover restaurant open weekday office hours
- Digital Building Management System to ensure optimum control to all services
- Mature landscaped surroundings with external meeting/seating areas

Marlow International benefits from a total of 854 car parking spaces in the basement and external surroundings providing a premium ratio of 1:271 square feet over all.

LOCATION

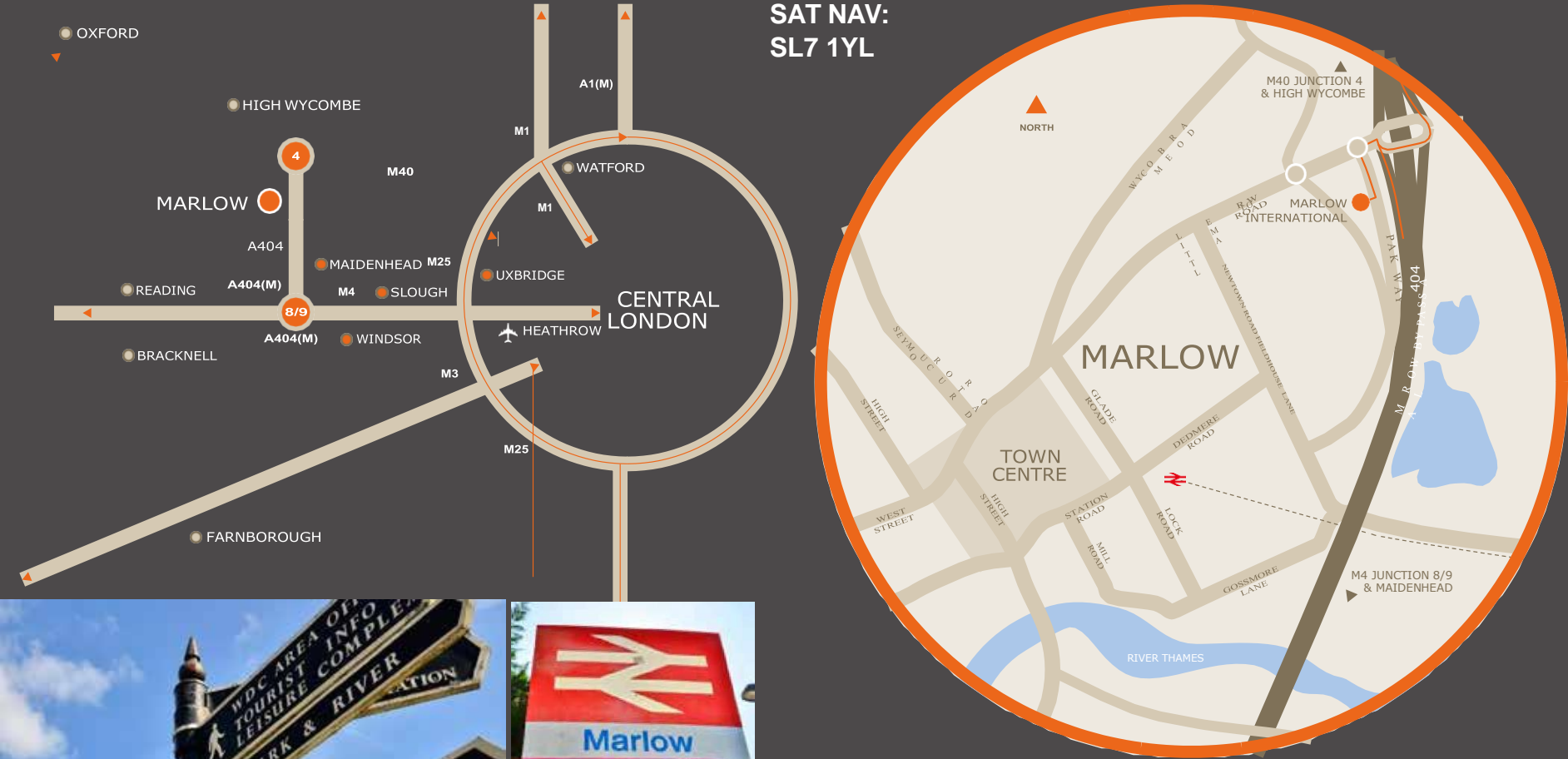
MARLOW IS AN ATTRACTIVE MARKET TOWN SET ON THE RIVER THAMES IN THE COUNTY OF BUCKINGHAMSHIRE CLOSE TO THE BERKSHIRE BORDER AND BOTH MAIDENHEAD AND HENLEY. THE TOWN BENEFITS FROM A NUMBER OF 4-5★ BUSINESS HOTELS PLUS HIGH CLASS LOCAL AMENITIES INCLUDING THE COMPLEAT ANGLER AND THE MICHELIN STARRED RESTAURANT THE HAND AND FLOWERS.

Communications are excellent; by road the town is adjacent to the A404 (M) which connects the M4 (J8/9) 8 miles south with the M40 (J4) 3 miles north. Marlow is situated in the heart of the Thames Valley just 33 miles west of Central London, 20 miles north west of Heathrow Airport and 14 miles east of Reading.

Marlow railway station is close to the property and offers a regular service to Maidenhead (23 minutes) which connects with London Paddington

(22 minutes) or Reading (45 minutes). From 2018 Crossrail Services through to Central and East London will drastically reduce travel times.

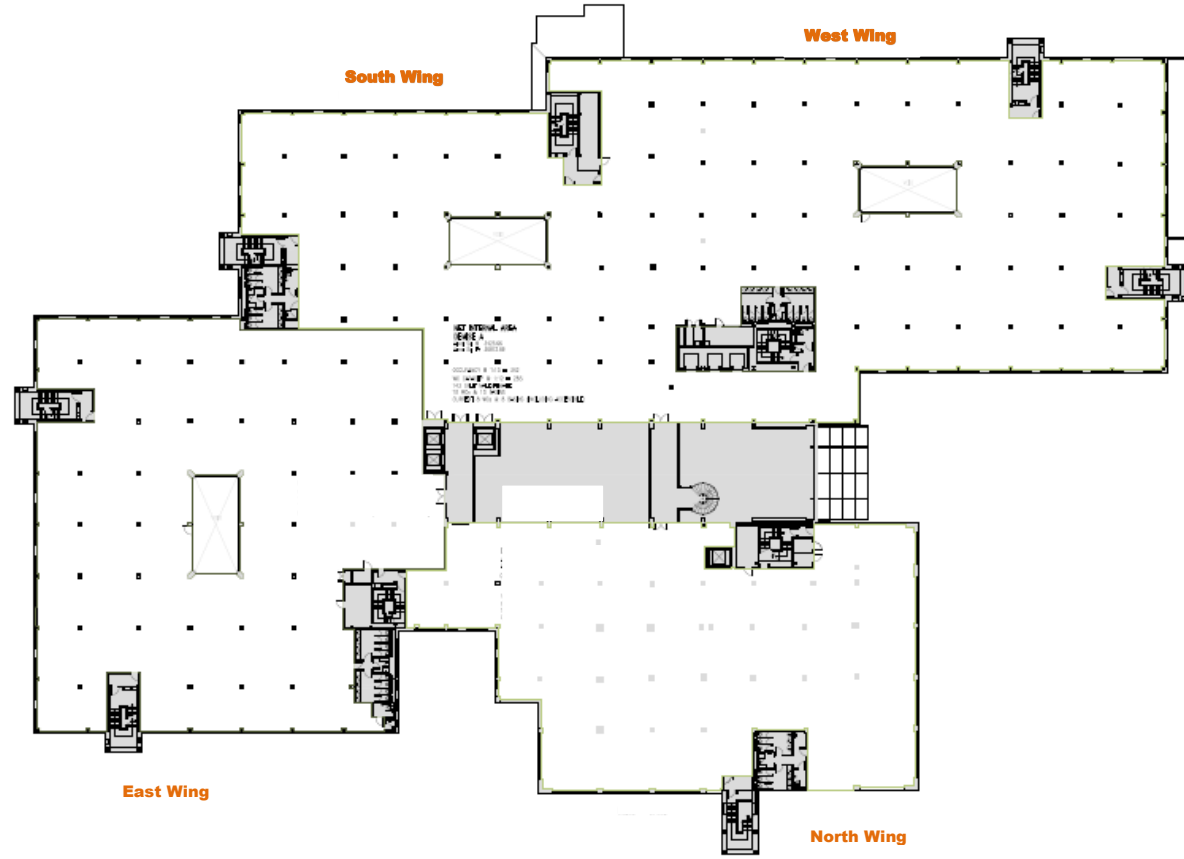
The proximity of Heathrow, one of the worlds’ largest and busiest airports provides an air bridge to most parts of the world. The combination of strategic location, attractive town and educated workforce has attracted a number of occupiers to Marlow including Allergan, Dun & Bradstreet, Ikon, Aptos, Amicus and Whistl.



ACCOMMODATION

THE AVAILABLE ACCOMMODATION IS SITUATED ON THE FIRST FLOOR AND COMPRISES THE ENTIRE EAST AND NORTH WINGS PROVIDING A TOTAL FLOOR AREA OF UP TO 72,626 SQUARE FEET. THE SPACE CAN SUBDIVIDE ON A FLEXIBLE BASIS FROM A MINIMUM OF 15,000 SQUARE FEET.

The space is currently divided as the north wing and the East, South & West Wings. It is currently fitted out to a high quality including office, meeting rooms, fully fitted kitchen and break out areas. This space can be leased as seen or converted to open plan CAT A finish, subject to negotiations.



AREA	SIZE
First Floor North Wing	15,614 sq ft / 1,450 sq m
First Floor East Wing	20,459 sq ft / 1,901 sq m
First Floor South & West Wings	36,873 sq ft / 3,426 sq m
TOTAL	72,946 sq ft / 6,777 sq m

Lease Terms

Flexible subleases are available for a term up to December 2025.

Rent

Competitive rental terms are offered, please apply for details.

Legal Costs

Each Party will be responsible for their own legal costs. Any costs in relation to superior landlord approvals shall be shared equally by the Parties.

EPC - C (51)



Viewings

Strictly by prior appointment with sole letting agents



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Misrepresentation Act 1967: The vendor of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. **2.** None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. **3.** Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. **4.** The vendor does not make or give, and neither Catlin Young nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2019