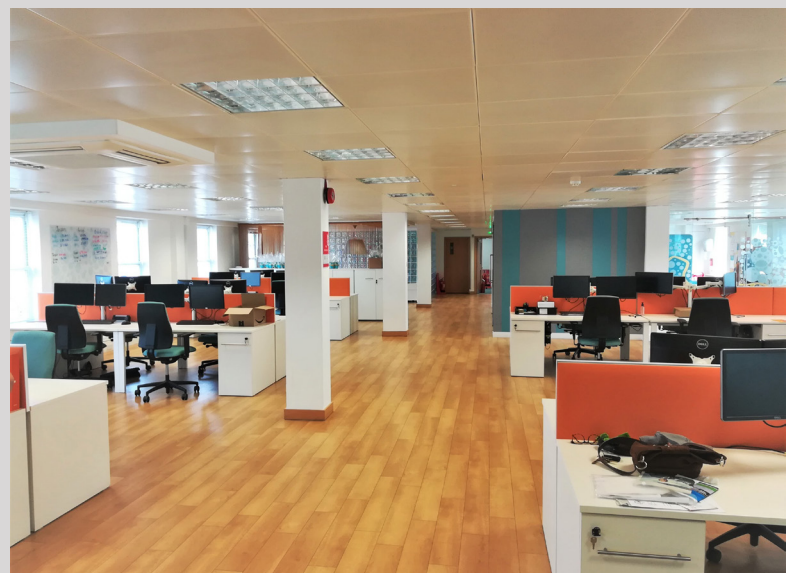
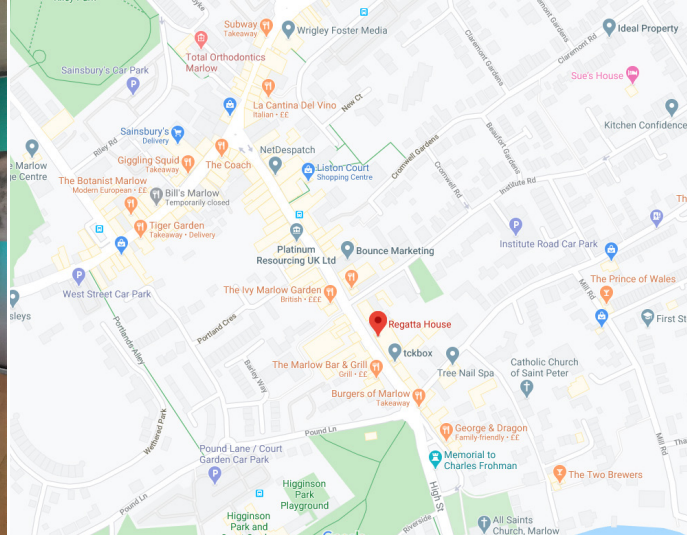


# REGATTA HOUSE, HIGH STREET, MARLOW, SL7 1AB



**OFFICE SUITE TO LET**  
Fitted and Furnished | Town Centre | Potential to Split  
4,000 sq ft



## Description

- Flexible open-plan layout
- 35 desks
- 14 person Board Room
- 5 meeting rooms / private offices
- Reception / soft seating area
- Kitchen (with fridge, microwave and dishwasher)
- Large breakout area with TV, large table and chairs
- Air cooling
- Data cabling and server room (perimeter trunking)
- Communal male and female WCs
- 8 car parking spaces (additional available on separate licence)

<b>Tenure</b>	Leasehold
<b>Term</b>	To be agreed
<b>Deposit</b>	6 months rent + VAT
<b>Utilities</b>	Tenant's responsibility.
<b>EPC</b>	D (80)

Floor	Size (sq ft)	Rent (psf)*	Service charge* (psf)	Rates** (psf)	Total (psf)	Total (pa)	Total (pcm)
2nd	4,000	£23.75	£4.65	£5.89	<b>£34.29</b>	<b>£137,160</b>	<b>£11,430</b>

\*VAT applicable.

\*\*This is an estimate based on publicly available information. Tenants are advised to make their own enquiries and may benefit from rates relief.

## Location

- Picturesque riverside market town.
- Higginsons Park immediately opposite and next to the River Thames.
- 9 minute walk to Marlow station.
- Abundance of high quality cafes and eateries in the immediate vicinity.
- High quality retail offering in the immediate vicinity.
- 4 minute drive to the A404 linking the M40 and M4.



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Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. August 2020.