

TO LET

2,046 Sq.Ft. (190.07 Sq.M.)



1 The Listons, Liston Road, Marlow, Buckinghamshire, SL7 1FD

TOWN CENTRE MODERN DETACHED OFFICES

- Ground & First Floor Open-Plan Offices
- Newly Decorated & Carpeted Throughout
- Ample Car Parking



Marlow
01628 771221

1 THE LISTONS, LISTON ROAD, MARLOW, BUCKINGHAMSHIRE, SL7 1FD

Location

The Listons is located within the town centre of Marlow, a popular Thameside Town. The property is near to multiple national / independent retailers and restaurant operators. Marlow offers a lifestyle choice to its occupants, being within walking distance of Higginson Park and the River Thames.

The property is also located within walking distance of the train line to Bourne End, offering onward travel to Maidenhead and London Paddington. The road links are excellent to both the M4 & M40 via the A404.

Description

A modern detached town centre office building, benefitting from ground floor open-plan offices, with WC facilities, stairs leading to first floor with further open-plan offices, and additional WC facilities.

The property has recently been redecorated and newly carpeted throughout, with new coffee station to ground floor.

The accommodation benefits from excellent levels of natural light. Externally there are 8 car parking spaces allocated to the property.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,031	95.78
First Floor	1,015	94.29
TOTAL (NIA)	2,046	190.07

Rent

£21.00 Per Sq.Ft.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Business Rates

The business rates are to be reassessed, the ratings are currently for each floor in isolation.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

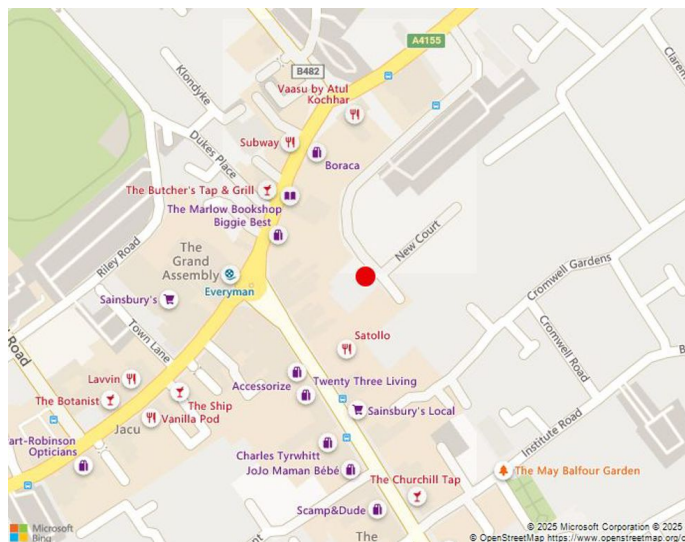
It is understood the property is elected to pay VAT.

Energy Performance Rating

C-63

Viewing Arrangements:

Please contact sole agents for further information.



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