

TO LET

597 Sq.Ft. (55.46 Sq.M.)



1st Floor 13-15 High Street, Marlow, Buckinghamshire, SL7 1AU

TOWN CENTRE OFFICES

- First Floor Accommodation
- Modern Decor
- Large Windows
- Large Modern Kitchen / Staff Break Out Facility
- 1 Car Parking Space



Marlow
01628 771221

1ST FLOOR 13-15 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AU

Location

The offices are located within the town centre, on the High Street, above Harringtons. Nearby traders in the vicinity include The Ivy, Zizzi, Gail's Bakery, Mint Velvet and The White Company. Higginson Park and the River Thames are within a very short walk of the property.

Due to its location, the offices offer a unique lifestyle choice to the occupants staff.

Marlow is an affluent town being situated off the A404 providing excellent access to the M40 and M4 motorways.

Description

The office is situated at first floor level, above a prime located salon, accessed via common entrance from the High Street.

The suite benefits from being recently decorated throughout, with modern design. There is an impressive kitchen / staff breakout area and private WC facilities.

The suite also benefits from access to shared male and female WC's, with car parking to the rear for one car.

Accommodation

	Sq.Ft.	Sq.M.
First Floor Office	597	55.46
Storage	100	9.29
TOTAL (NIA)	597	55.46

Rent

£16.50 Per Sq.Ft.

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

Terms

A new Effective Full, Repairing and Insuring Sub-Lease is available on terms to be agreed.

Business Rates

The billing authority is Buckinghamshire Council.

We suggest contacting the ratings officer at the billing authority directly.

Legal Costs

Each part to bear their own professional and legal costs.

VAT

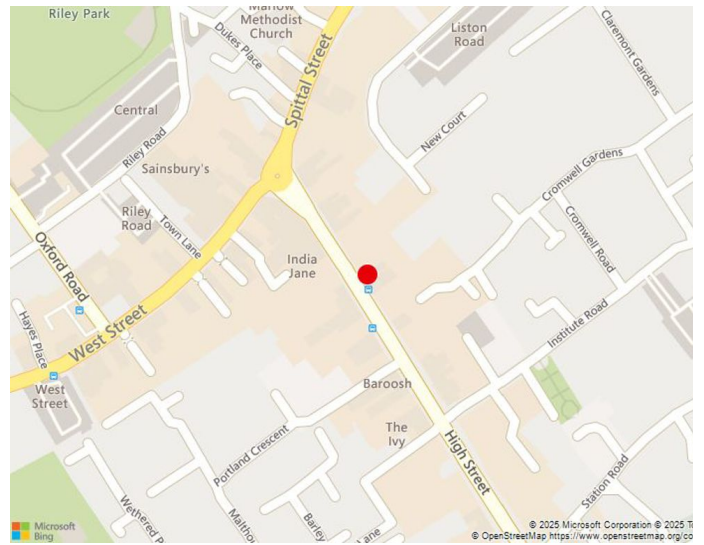
It is understood the property is elected to pay VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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