



FIRST FLOOR OFFICE TO LET

14A SPITTAL STREET

MARLOW, BUCKINGHAMSHIRE, SL7 2DB

684 sq ft (63.58 sq m) approx. Net Internal Area

TOWN CENTRE OFFICE TO LET

Size: 684 sq ft (63.58 sq m) approx. Net Internal Area

Rent: £20,000 +VAT pa

Rateable value: £11,250

Rates payable: £5,613.75 pa

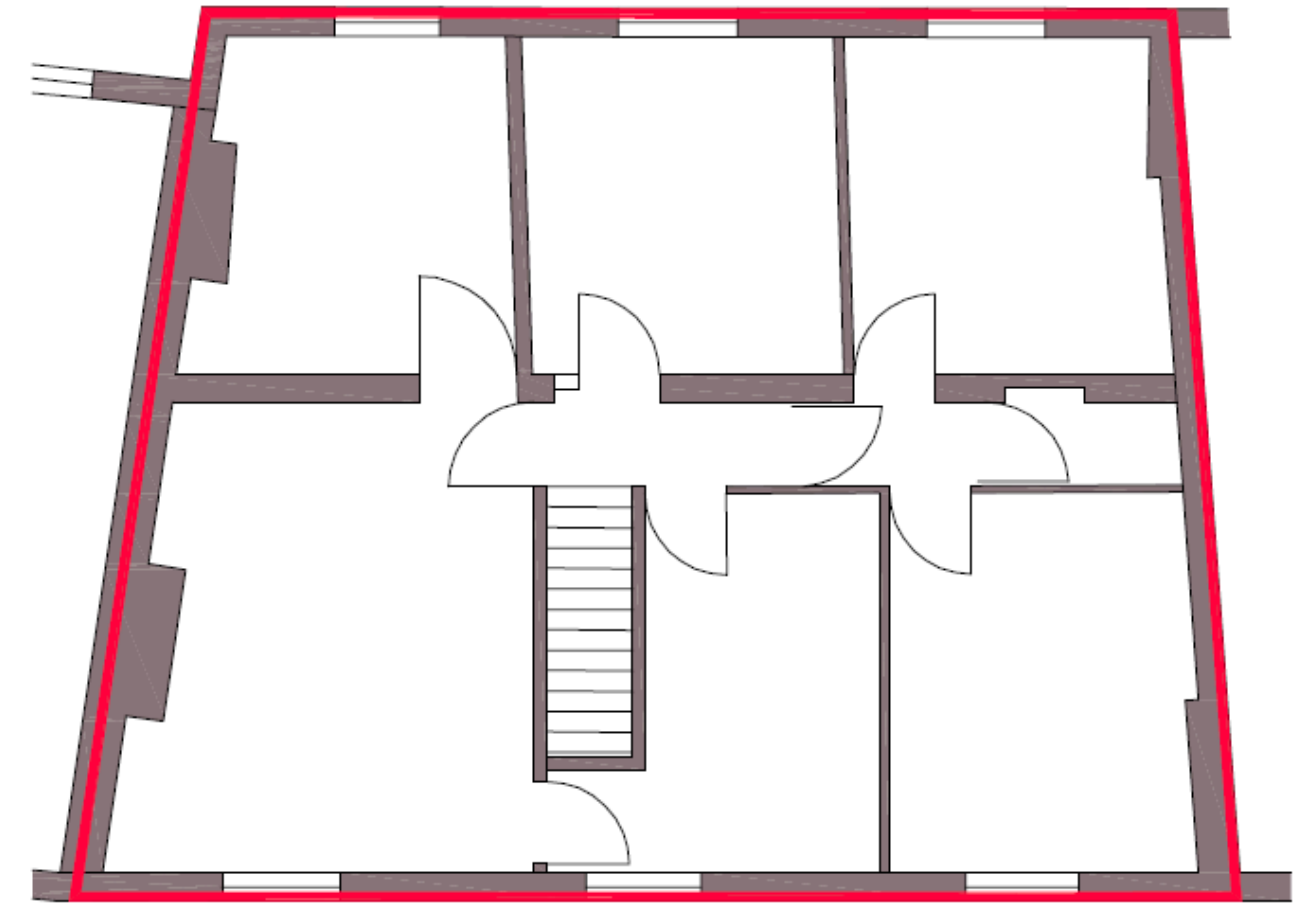
Legal Fees: Each party to bear their own costs

EPC Rating: C

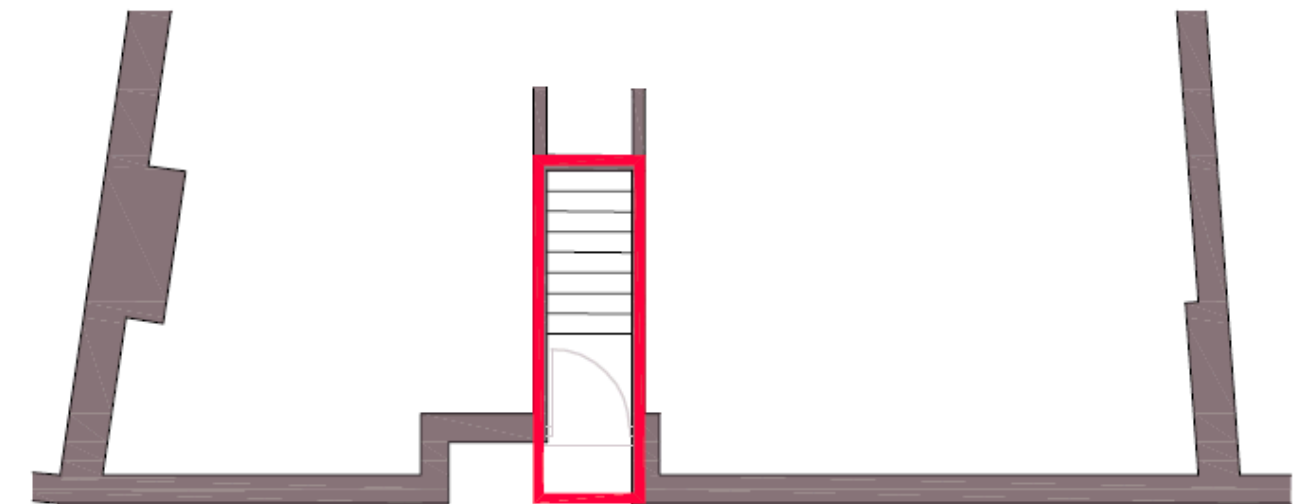
Located above the popular homeware store Biggie Best and unisex barbers Cut.uk, this well-positioned first-floor office space offers a fantastic opportunity in the vibrant town of Marlow.

Currently arranged as a series of rooms, the layout provides flexibility - partition walls can be removed to create an open-plan workspace if desired. The office also benefits from a convenient kitchenette and WC facilities.

Now vacant and available for immediate occupancy, this is a rare chance to secure a well-located office space in one of Buckinghamshire's most desirable towns.



First Floor

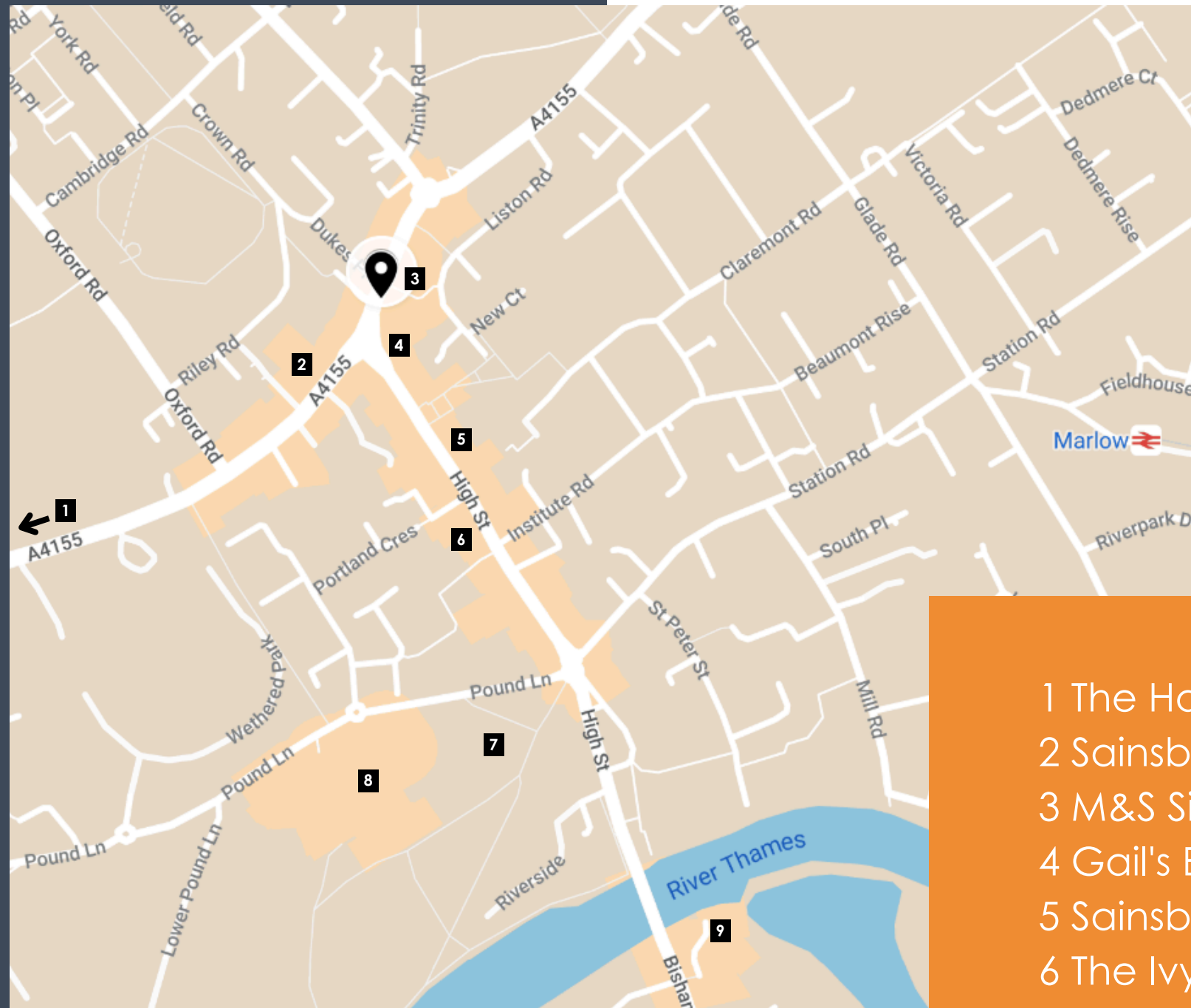


Ground Floor

LOCATION

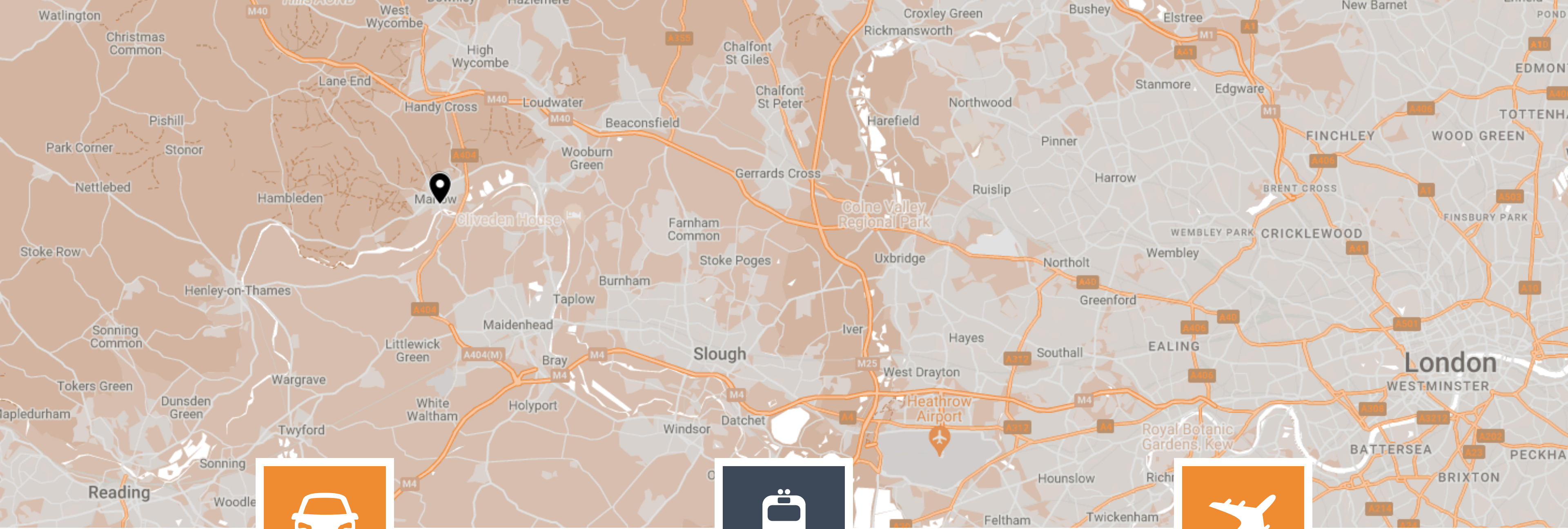
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

14A Spittal Street benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, banks, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 M&S Simply Food
- 4 Gail's Bakery
- 5 Sainsbury's Local
- 6 The Ivy Marlow Garden
- 7 Higginson Park
- 8 Court Garden Leisure Complex
- 9 Macdonald Compleat Angler





CAR

3 MILES TO J4 OF M40

The A404 connects Marlow to J4 of the M40 in 3 miles and to J8/9 of the M4 in 6.8 miles.



TRAIN

0.5 MILES TO MARLOW STATION

Walk to Marlow station in 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.



AIRPORT

20.6 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Marlow.

GET IN TOUCH



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