

TO LET

289 Sq.Ft. (26.85 Sq.M.)

807 SQ FT OFFICE
WITH PARKING

deriaz
01628 495500



Suite A 43 High Street, Marlow, Buckinghamshire, SL7 1BA

TOWN CENTRE OFFICE SUITE

- Centrally Located
- Walking Distance to Train Station
- New Lease Direct from Landlord
- Good Natural Light



Marlow
01628 771221

SUITE A 43 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1BA

Location

The offices are located within the town centre on the High Street above prime retail units. Nearby traders in the vicinity include The Ivy, Zizi, Gail's Bakery, and Mint Velvet. Marlow is an affluent town being situated off the A404 providing links to the M4 & M40 motorways.

Description

The offices are situated on the first floor of this character building configured over the ground floor retail premises. The suite benefits from new lighting and flooring. A new tenant will have access to shared male and female WC's and kitchenette, which is located on the ground floor.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	289	26.85

Rent

£5,500 Per Annum Exclusive

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

Terms

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Anti-Money Laundering

To comply with government legislation on Sanctions, the tenant will need to provide proof of identification enabling a sanctions check to be carried out before the tenancy can progress.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

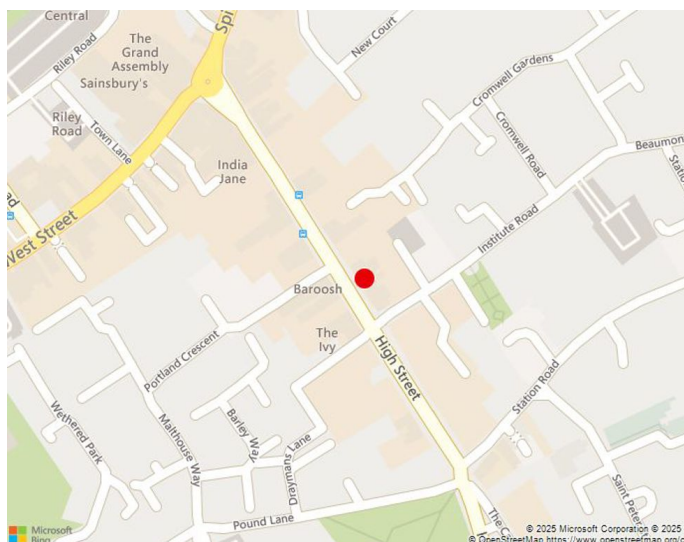
It is understood the properties are elected to pay VAT.

Energy Performance Rating

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Viewing Arrangements:

Please contact sole agents for further information.



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