



Self-Contained Office Building On Marlow High Street

The White House

High Street, Marlow, SL7 1AH

Office

TO LET

3,632 sq ft

(337.42 sq m)

- Attractive listed building on Marlow High Street
- Use Class E
- Self contained building
- Car parking available
- Rear access
- 10 minute walk to Marlow train station

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Summary

Available Size	3,632 sq ft
Rent	£80,000 per annum
Rates Payable	£26,696.50 per annum
Rateable Value	£53,500
Car Parking	6 allocated on a separate license
EPC Rating	C (57)

Description

A self-contained listed building. Comprising a basement, ground, first and second floors. Currently retail use. The basement comprises a store room, plus open plan area with a sink unit. The ground floor comprise three linked rooms. Power sockets can be found dotted throughout. The first floor equally has three rooms. There are two wcs. Radiators and spotlights are located throughout each room. On the landing for the second floor, there is a small sink area. The second floor has four individual rooms ideal for small office suites or meeting rooms; one room is used as a kitchenette. All front-facing rooms benefit from attractive bay windows overlooking Marlow High Street. *The property will be refurbished to an office specification*

Location

Marlow is an affluent town situated in Buckinghamshire. Marlow High Street is renowned for accommodating prestigious food and beverage occupiers such as The Ivy, The Hand and Flowers, The Butchers Tap & Grill and The Coach. Retailers that are currently in situ are Scamp and Dude, TOAST, Charles Tyrwhitt, Hewetts and Jigsaw. The overall environment of Marlow High Street is quaint and vibrant. Marlow Train Station is an approx 10-minute walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	373	34.65	Available
Ground	1,007	93.55	Available
1st	1,176	109.25	Available
2nd	1,076	99.96	Available
Total	3,632	337.41	

Viewings

By appointment only with the agent.

Terms

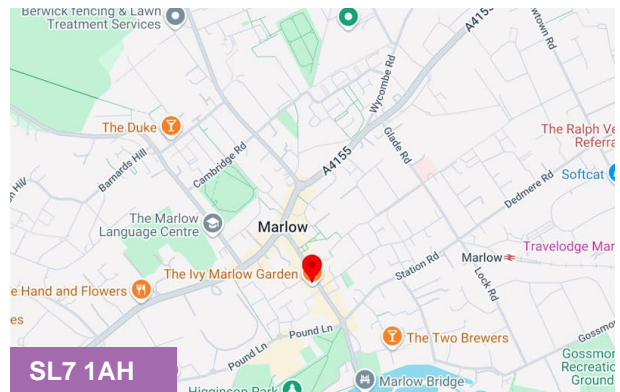
A new Full Repairing and Insuring Lease for a term to be agreed upon. The lease will be direct with the landlord.

Business Rates

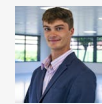
The tenant is responsible for paying business rates to the local authority.

Legal Cost

Each party is responsible for paying their own legal fees.



Viewing & Further Information



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