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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - 2 Office Suites available separately or together



First Floor East & West, Spracklen House, Dukes Place, Marlow SL7 2QH

735 - 1,480 sq ft (68.28 - 137.49 sq m)

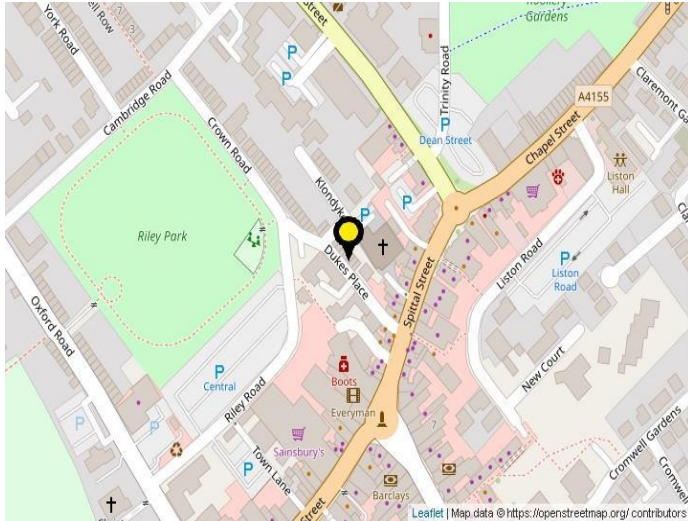
£23.00 per sq ft

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



The subject property is situated in Dukes Place, one of the thoroughfares between Sainsbury's car park and Spittal Street. There are numerous independent and national restaurants and retailers nearby including Boots, Gails, Marks & Spencer and Charles Tyrwhitt.

## Description

Two first floor office suites divided into a number of separate rooms available separately or together. The offices are within a short walk of Marlow town centre and the High Street shops and restaurants. In addition, there are two parking spaces available.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
First Floor East	735	68.28
First Floor West	745	69.21
<b>Total Area</b>	<b>1,480</b>	<b>137.49</b>

## EPC

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## VAT

VAT is not payable on the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

A new lease on terms to be agreed.

## Business Rates

1st Floor East Rateable Value: £7,100

1st Floor West Rateable Value: £9,400

Interested parties should make their own enquiries directly with Wycombe District Council Business Rates Department on 01494 461000.

## Contact

Strictly by appointment with the Sole Marketing Agents. For more information or to arrange a viewing, please contact:  
John Jackson  
Henley-on-Thames Office  
Tel: 01491 571111  
Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

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32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151