

TO LET

1,707 Sq.Ft. (158.58 Sq.M.)



3 The Listons, Liston Road, Marlow, Buckinghamshire, SL7 1FD

TOWN CENTRE MODERN DETACHED OFFICES

- Ground & First Floor Open-Plan Offices
- Air-Cooling
- Car Parking



Marlow
01628 771221

3 THE LISTONS, LISTON ROAD, MARLOW, BUCKINGHAMSHIRE, SL7 1FD

Location

The Listons is located within the town centre of Marlow, a popular Thameside Town. The property is near to multiple national / independent retailers and restaurant operators. Marlow offers a lifestyle choice to its occupants, being within walking distance of Higginson Park and the River Thames.

The property is also located within walking distance of the train line to Bourne End, offering onward travel to Maidenhead and London Paddington. The road links are excellent to both the M4 & M40 via the A404.

Description

A modern detached town centre office building, benefiting from ground floor open plan offices, with WC facilities, stairs leading to further open plan offices with additional WC facilities.

The accommodation benefits from excellent levels of natural light and air cooling. Externally there are 5 car parking spaces with the property.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	816	75.81
First Floor	891	82.77
TOTAL (NIA)	1,707	158.58

Rent

£21.00 Per Sq Ft

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

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £41,000

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

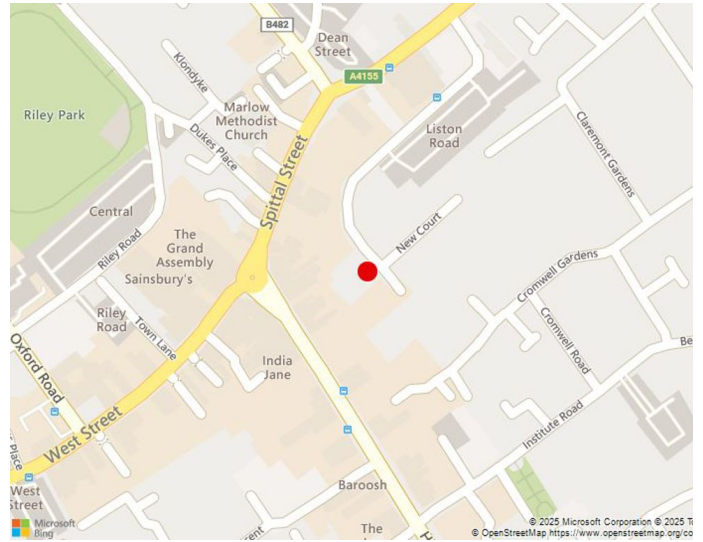
It is understood the property is elected to pay VAT.

Energy Performance Rating

C-66

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
07818 117021
mitchell.brooks@properties.kemptoncarr.co.uk



Alfie Green
07435 610202
alfie.green@properties.kemptoncarr.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**KEMPTON
CARR
CROFT**