

**TO LET**

**1,324 Sq.Ft. (123 Sq.M.)**



**Second Floor 83-89 High Street, Marlow, Buckinghamshire, SL7 1AB**

## **TOWN CENTRE OFFICES WITH PARKING**

- Positioned Near to River Thames and Higginson Park
- 2 Parking Spaces
- Door Entry System
- Air Conditioning Cassettes
- WC and Shower
- Good Natural Light



Marlow  
01628 771221

## SECOND FLOOR 83-89 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AB

### Location

Marlow is an attractive, affluent market town located on the River Thames, in the heart of Buckinghamshire, positioned between High Wycombe and Maidenhead.

The town is strategically located with good access to both the M40 and M4 via the A404 and the journey time by train to Central London is approximately one hour.

### Description

The accommodation can be found at second floor level and provides open plan space with excellent natural light being dual aspect, wall mounted air-conditioning cassettes, new LED lighting and carpeting throughout.

The suite further benefits from high quality toilet and shower facilities.

### Accommodation

|                     | Sq.Ft.       | Sq.M.      |
|---------------------|--------------|------------|
| Second Floor Office | 1,324        | 123        |
| <b>TOTAL</b>        | <b>1,324</b> | <b>123</b> |

### Rent

£18,000

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

### Terms

Available on a new effective full repairing and insuring lease, direct from the landlord.

### Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £TBC

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

### Legal Costs

Each party to bear their own professional and legal costs.

### VAT

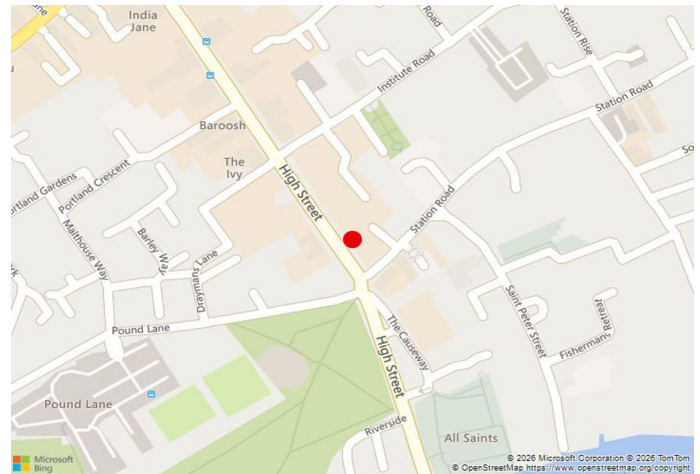
VAT will be applicable to this letting.

### Energy Performance Rating

C-53

### Viewing Arrangements:

Please contact sole agents for further information.



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