

Duo


Globe Business Park

Fieldhouse Lane, Marlow SL7 1LS

- › 2 new industrial/warehouse units
- › 20,222 - 47,211 sq ft (Units 1 & 2 combined)
- › Ready for immediate occupation

To let

A development by:

Chancerygate 

duomarlow.co.uk

Duo

Duo is located within Globe Business Park, one of Buckinghamshire's premier mixed use business parks

Located within walking distance of Marlow railway station and town centre which offers a selection of restaurants, cafés and shops

Easy access to the A404 and M4/M40 motorways

Planning use

B8 (warehouse) use, B1(c) and B2 (industrial) use subject to planning.

Terms

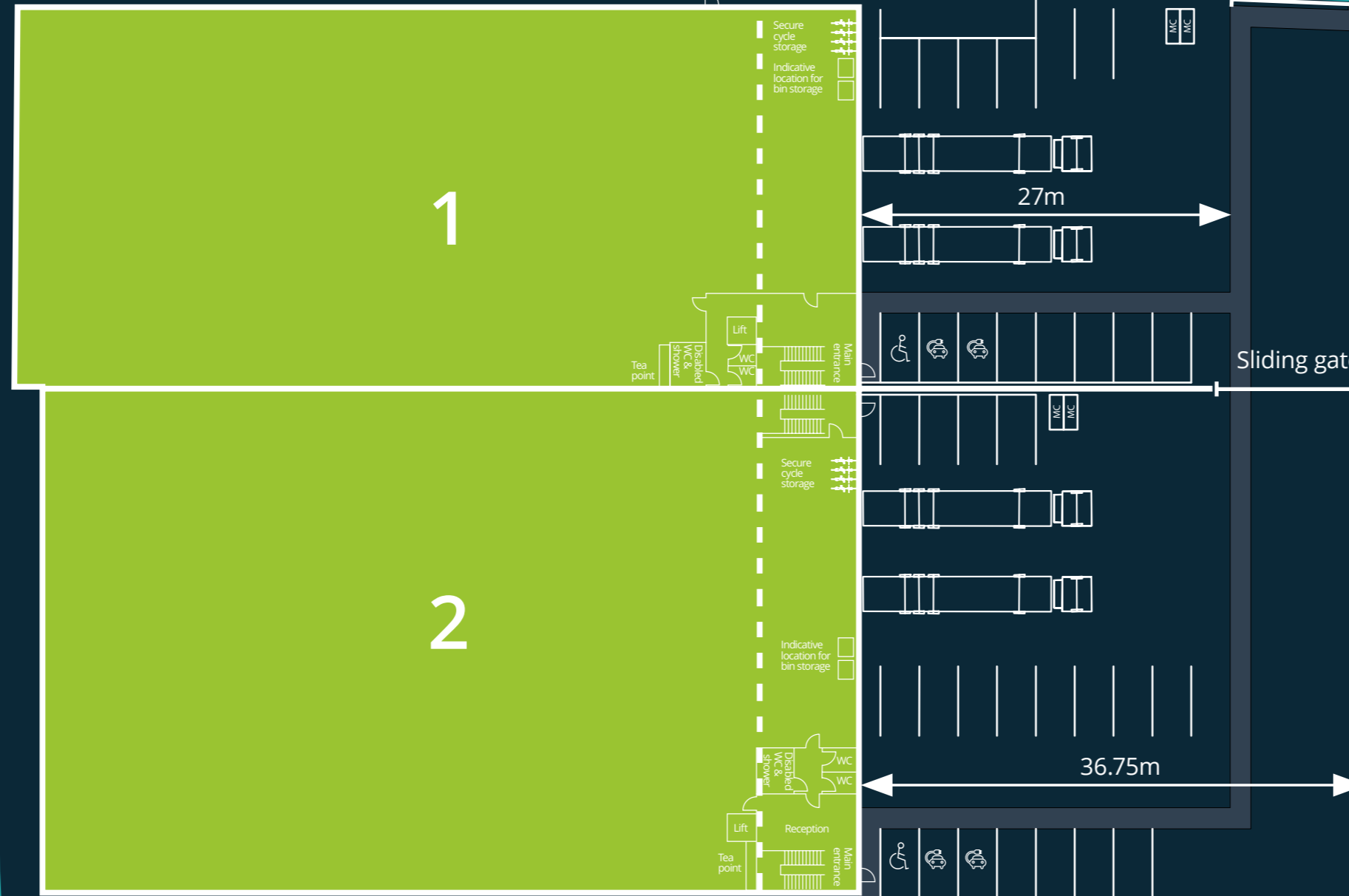
Available on a leasehold basis.

Accommodation

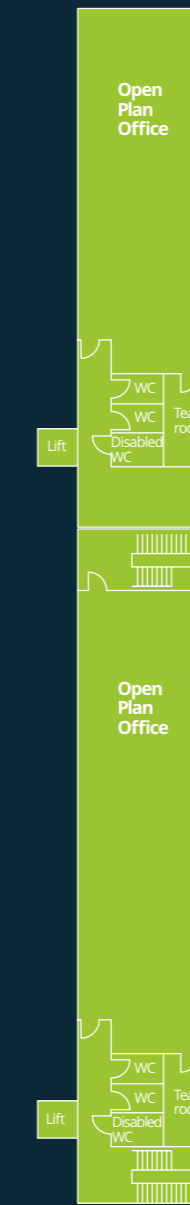
All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor Warehouse	First Floor Offices	Total
1	17,940	2,282	20,222
2	23,880	3,109	26,989
TOTAL			47,211

Ground Floor Warehouse



First Floor Offices



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Units 1 and 2

20,222 up to 47,211 sq ft (units 1 and 2 combined)







General Specification

Flexible warehouse/industrial units with fully fitted first floor offices available for immediate occupation.

First floor offices:

 Fitted offices	 Reception area	 Comfort cooling/ heating
 WCs	 Shower Facilities	 Passenger lift

Warehouse/industrial:

 9m clear internal height	 2 electric loading doors per unit	 37.5kN sq m floor loading
 Ability to combine units	 Private gated yard to unit 2	 Business park environment



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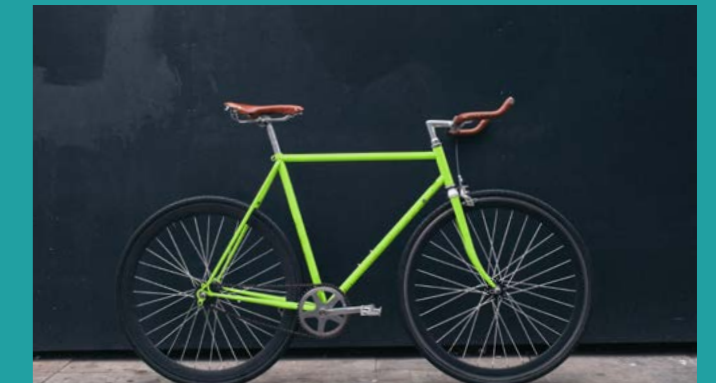


Green Credentials

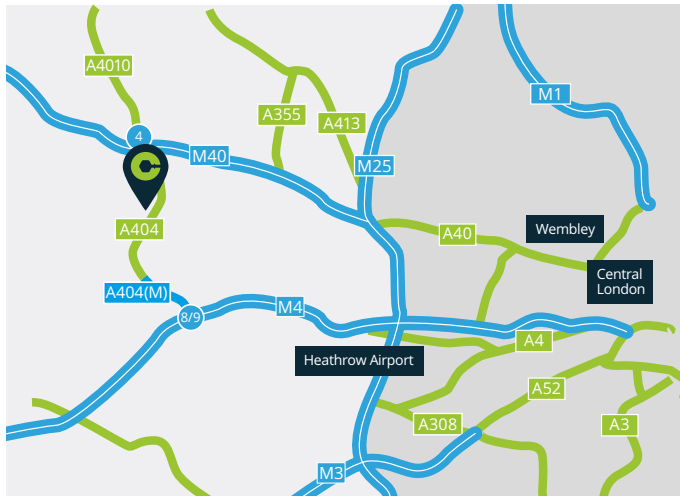
Chancerygate employ the latest environmentally friendly technologies to reduce the occupational costs to the occupier. The scheme ensures an approximate 20% saving on predicted costs over 2013 Buildings Regulations.

The green initiatives include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Photovoltaic panels
- EPC rating B
- Secure cycle parking



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Travel Distances

Road:

A404	0.8 miles
M40 J4	3.3 miles
M4 J8/9	8.3 miles
High Wycombe	4.6 miles
Maidenhead	5.9 miles
Slough	9 miles
Park Royal	27 miles
Central London	33.8 miles

Rail:

Marlow Railway Station	0.3 miles
Maidenhead Railway Station	10.1 miles

Direct access to Maidenhead which provides Elizabeth Line services into London Paddington (17 mins), Bond Street and Central London.

Airport:

Heathrow	21 miles
Luton	40.5 miles

Fieldhouse Lane,
Marlow, Bucks SL7 1LS

lyricist.shock.pranced

More information available through the joint marketing agents:



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A development by:

Chancerygate

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, October 2023.

23396.10/23