

## PROPERTY PARTICULARS

### SELF-CONTAINED TOWN CENTRE OFFICES WITH PARKING TO LET

**APPROX. 2,098 sq ft 195 sq m**



### ALLEN HOUSE 1 THE LISTONS LISTON ROAD MARLOW BUCKS SL7 1FD



#### Code of Practice

You should be aware that the Code of Practice for 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 – <http://www.commercialleasecodeew.co.uk>

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## LOCATION

Allen House is situated within a small office development at the end of Liston Road and therefore benefits from immediate access to all shops, banks, restaurants and other amenities that the High Street and the town centre offers. Marlow is an attractive Thameside town with easy access via the Marlow Bypass (A404M) to the M40 motorway (Junction 4) and M4 motorway (Junction 8/9).

## DESCRIPTION

Allen House comprises a detached two-storey modern office building under a pitched tiled roof. The accommodation on offer is the entire building. The accommodation is in excellent decorative order and provides a large open plan office on the first floor with a number of partitioned offices on the ground floor kitchen facilities on each floor with shared access to both male, female and disabled WC's.

The office has a suspended ceilings with category II lighting, new carpets (first floor), air-conditioning in part, perimeter trunking, excellent natural light, entryphone system, alarm and four car parking spaces.

## ACCOMODATION

Ground Floor 1,043.00 sq ft (97 sq m)

First Floor 1,055.00 sq ft (98 sq m)

**Total 2,098.00 sq ft (195 sq m)**

## TERMS

The accommodation is being offered on very flexible lease terms by negotiation.

## RENT

Upon Application.

## VAT

Unless otherwise stated rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

## BUSINESS RATES

We are verbally advised by Wycombe DC that the current rateable value 22/23 is £36,089.00 pa. Please make your own enquiries 01494 461000

## EPC

Energy rating C

## LEGAL COSTS

Each party to bear their own

## VIEWINGS

Strictly by prior appointment via the sole agent Mark Potter T: 07970 783107

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