



Air-Conditioned, Town Centre office suites with secure gated car park

18 Oxford Road

Marlow, SL7 2NL

Office

TO LET

1,628 to 4,441 sq ft

(151.25 to 412.58 sq m)

- Class E use
- LED lighting
- Air Conditioning
- Secure car park

Summary

Available Size	1,628 to 4,441 sq ft
Rent	£19.95 per sq ft starting rent
Rates Payable	£8.60 per sq ft approx, from April 2023. Suites rated individually.
Service Charge	TBC
EPC Rating	B (34)

Description

The building benefits from a modern common reception area undergoing comprehensive refurbishment and male and female WCs along with a shower, kitchen facilities and carpeting throughout. The available suites are on the ground floor and comprise a combination of open plan and partitioned space, benefiting from LED lighting and air conditioning.

Location

The premises are situated within the town centre of Marlow, occupying a prominent location on the junction of Riley Road and Oxford Road, adjacent to Sainsbury's supermarket. Marlow is a popular picturesque town situated on the River Thames and has the benefit of many excellent retail, hotel, restaurant and leisure facilities.

Accommodation

Name	sq ft	sq m
Ground - Left Suite	1,628	151.25
Ground - Right Suite Option A	2,813	261.34
Ground - Right Suite Option B	2,400	222.97

Viewings

By prior arrangement with the agents only.

Terms

Available on new FRI leases, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

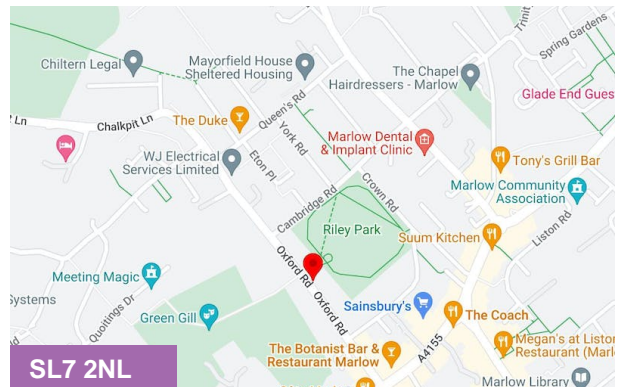
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which we understand will be chargeable.



Viewing & Further Information



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