

Units 7&8
Globe Business Park
Marlow

To Let

Two adjacent warehouses

Unit 7: 17,082 sq ft. Unit 8: 16,235 sq ft

Combined: 33,317 sq ft (3,095 sq m)

Globe Business Park



7.5m eaves rising to 11.5m



Three phase power



Modern warehouse



Open plan office space



Good access to road network

Two adjacent warehouses

Unit 7: 17,082 sq ft. Unit 8: 16,235 sq ft

Combined: 33,317 sq ft (3,095 sq m)

The units have been fully refurbished to a high specification and are of steel portal frame construction with profile metal sheet cladding and a pitched roof.

The warehouse accommodation have a clear height of approximately 7.5m, rising to 11.5m, concrete flooring and two loading doors per unit. The units also have ground and first floor offices which have been finished to a modern high standard.



Electric loading doors



Two loading doors per unit



Close proximity to M40 and M4 motorways



EPC B rating



Designated Parking and loading areas



Clear span warehouse accommodation

Site plan



Accommodation

The units provide the following approximate Gross Internal Floor Areas:

Unit 7	Area (sq ft)	Area (sq m)
Warehouse & Ground Floor Office	14,907	1,385
First Floor Office	2,175	202
Total	17,082	1,587
Unit 8	Area (sq ft)	Area (sq m)
Warehouse	14,680	1,364
Office	1,555	144
Total	16,235	1,508



Globe Business Park

Units 7 & 8 Globe Business Park, First Avenue, Marlow, Buckinghamshire SL7 1YA

Location

Marlow is an established business location for both corporate and independent companies due to its excellent road links to the motorway network and Marlow Railway Station which is in close proximity. Globe Park is situated on the corner of Parkway and First Avenue providing easy access to the A404 which links the M40 and M4 motorway networks.



By Road

The M40 is approximately 3 miles to the north and the M4 is 9 miles to the south, both accessed via the A404.



By Rail

Marlow Train Station is half a mile to the west and links to London Paddington and Reading via Maidenhead.

High Wycombe Train Station is 5 miles to the north and has direct trains to London Marylebone in under 30 minutes.



By Rail

Heathrow Airport is approximately 22 miles to the east.

EPC

EPC B rating.

Terms

A new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

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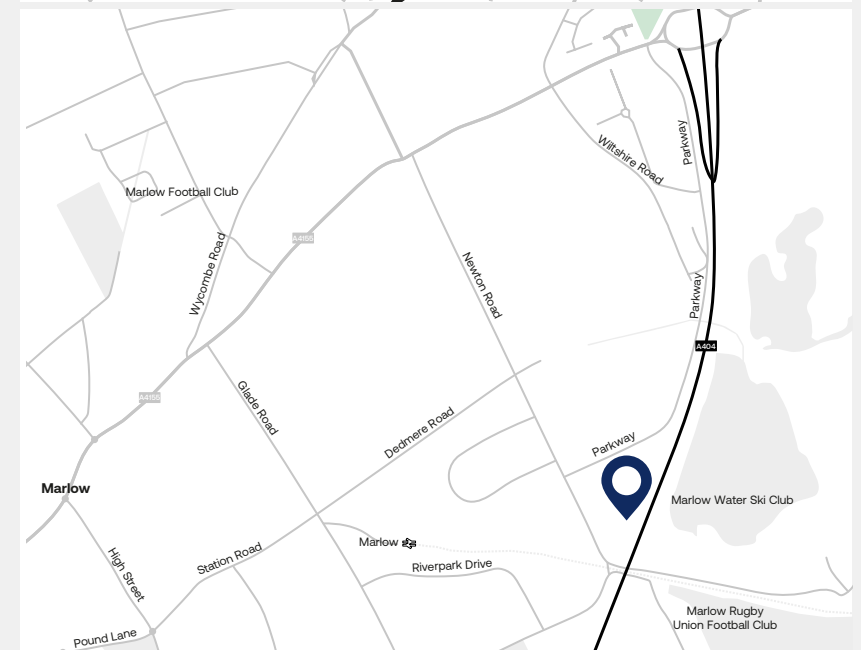
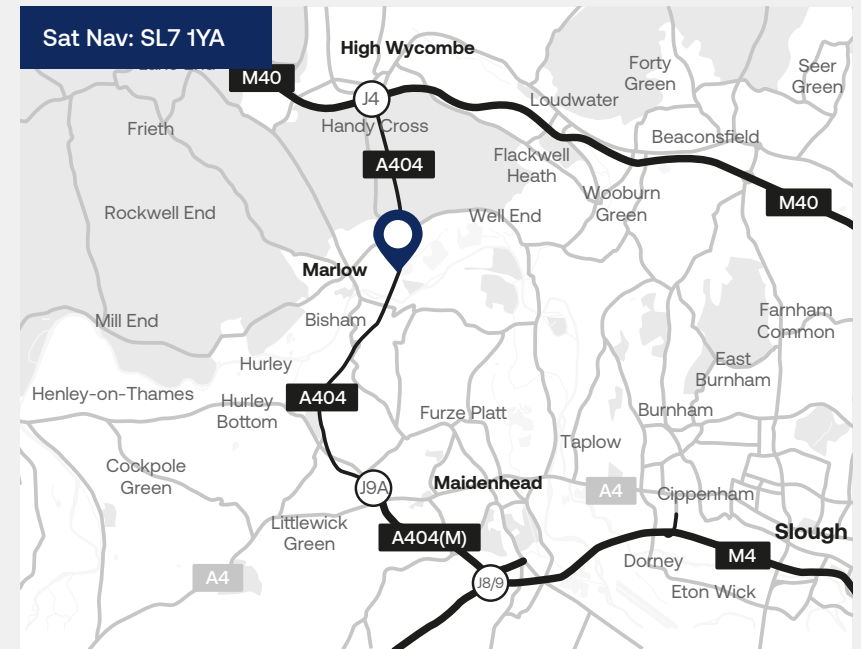
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