



Commercial Property Consultants

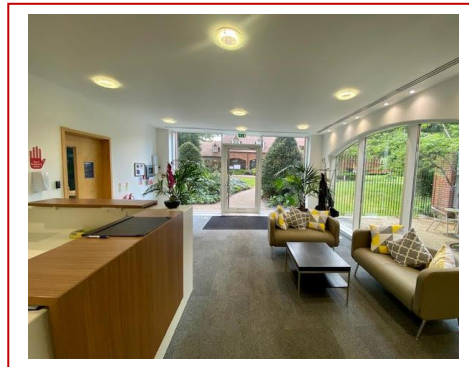
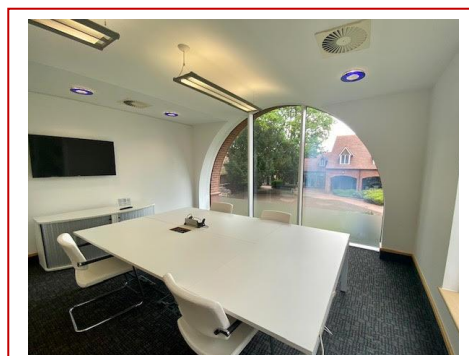
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

**High quality fitted out office space at Liston Exchange,
located in the heart of Marlow town centre**

**Liston Exchange
Cromwell Gardens
Marlow
Bucks SL7 1BG**



TO LET

**3,000 SQ.FT. (278.71 SQ.M) TO 6,028 SQ.FT. (560.02 SQ.M)
APPROXIMATE NET INTERNAL AREA**

LOCATION

Liston Exchange is situated in the heart of Marlow town centre and commands a prominent position with surrounding gardens located just off Marlow high street in the pedestrianized area of Liston Court.

The building is a short walk from Marlow train station (8 minutes), providing direct links to nearby Maidenhead for the London Paddington service.

DESCRIPTION

A detached property with accommodation split over ground, first and second floors, and a dedicated car park to the rear. The available accommodation is located on the first floor.

ACCOMMODATION (Approximate Net Internal Area)

First Floor - c. 3,000 sq.ft. (278.71 sq.m) – 6,028 sq.ft. (560.02 sq.m)

Facilities include:-

- High quality fit-out in situ
- Multi zone VRV air conditioning
- LED lighting
- Raised floor
- Suspended ceiling
- 8 Person passenger lift
- Bike storage
- Shower facilities
- Car parking

TERMS

The first floor is available by way of a new lease directly from the Landlord.

RENT

£28.50 per sq.ft. per annum. The rent is exclusive of all other outgoings, including business rates, utilities, service charge, and plus VAT.

RATES PAYABLE

To be confirmed.

EPC RATING: B.

VIEWING – By appointment with the Sole Agents:

Duncan Bailey Kennedy
Adrian Dolan or Elliot Mackay
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