

PROPERTY PARTICULARS

49a West Street Marlow Bucks SL7 2LS



TO LET

FIRST FLOOR OFFICES 569 SQ FT (53 SQ M)



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

49 West Street is situated on a busy road heading out of the town centre towards Henley in a westerly direction from the top of the High Street and being directly opposite Oxford Road with public parking very close by and is close to, shops, banks, and restaurants. 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

This self-contained office suite is accessible immediately off West Street and comprises four open plan offices situated over one floor with WC facilities.

ACCOMODATION

First floor	Office 1	125 sq. ft. (11 sq. m.)
	Office 2	168 sq. ft. (15 sq. m.)
	Office 3	162 sq. ft. (15 sq. m.)
	Office 4	114 sq. ft. (10 sq. m.)

Total **569 sq. ft (52 sq. m.)**

TERMS

The accommodation is being offered on a new lease terms by negotiation.

RENT

Quoting rent £9,500 pax

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 rateable value for the year from 1st April 2023 is £9,400.00 Please make your own enquiries.

EPC

Energy rating E108

PLANNING USE

Class E – Please confirm with Wycombe DC for your proposed use.

LEGAL COSTS

Each party to bear their own

VIEWINGS

Strictly by prior appointment via the sole agent Mark Potter T: 07970 783107/01628 9796

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