



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

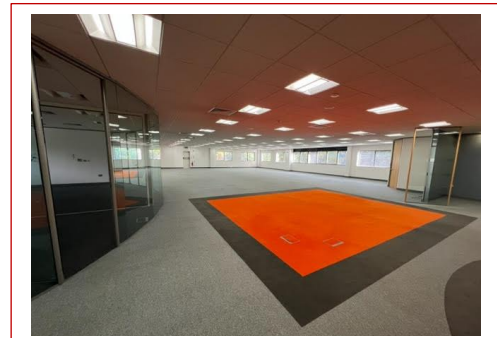
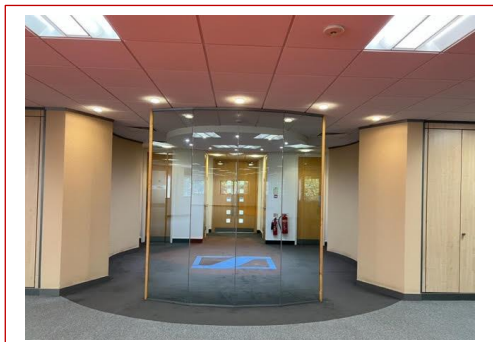
Preliminary Particulars

**UNIQUE OPPORTUNITY
FREEHOLD FOR SALE**

A Detached Office Building with Secure Gated Car Park with 67 Spaces, Suitable for a Variety of Uses, Such as Medical, Educational, Health and Fitness (Subject to Planning).

Suitable for E Class Uses!

**Pacific House
Third Avenue, Globe Business Park
Marlow, Bucks, SL7 1EY**



**15,259 sq. ft. (1,417.56 sq.m) Approximate Net Internal Area
SITE AREA TOTTALLING APPROXIMATELY 3/4 OF AN ACRE**

LOCATION

Pacific House is situated on the popular Globe Business Park estate, on Third Avenue, with easy access to and from the adjacent A404(M), linking the town with J4 of the M40 (3 miles) and J8/9 of the M4 (8 miles). The M4 provides easy access to Heathrow Airport. Marlow railway station, a short walk away, provides a good service to Maidenhead, from where a direct train is provided to London Paddington (19 minutes).

DESCRIPTION

The property comprises a purpose-built two-storey detached office building of glazed and brick elevations, with the benefit of a gated self-contained site with car parking for up to 67 cars. Internally, the property offers office accommodation at ground and first floor levels, currently providing an attractive mix of open plan office accommodation with a number of meeting rooms and cellular offices. The property has the benefit of the following:-

- Male and Female WC's
- Passenger Lift
- Suspended Ceilings with Recessed Lighting
- Raised Floors
- Reception Area
- Carpeting Throughout
- Kitchen/Breakout Area
- Car Parking for up to 67 Cars (1:227 sq.ft.)

ACCOMMODATION (Approximate Net Internal Area):

Reception	369.70 sq.ft.
Ground Floor	7,491 sq.ft.
First Floor	7,398 sq.ft.

Total approximate Net Internal Area – 15,259 sq.ft. (1,417.56 sq.m)

TERMS / FREEHOLD

The freehold of the property is available with vacant possession.

PURCHASE PRICE

£2,670,000 (approximately £175 per sq.ft.) plus VAT if applicable.

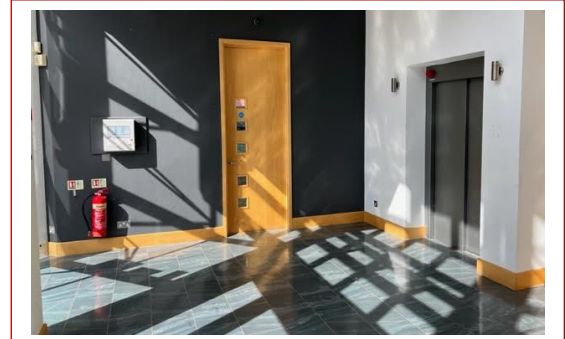
RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £265,000. Rate in the £ for 2022/23 is 51.2p.

ENERGY PERFORMANCE RATING

C - 57.

VIEWING – Strictly by appointment with the Sole Agents: -



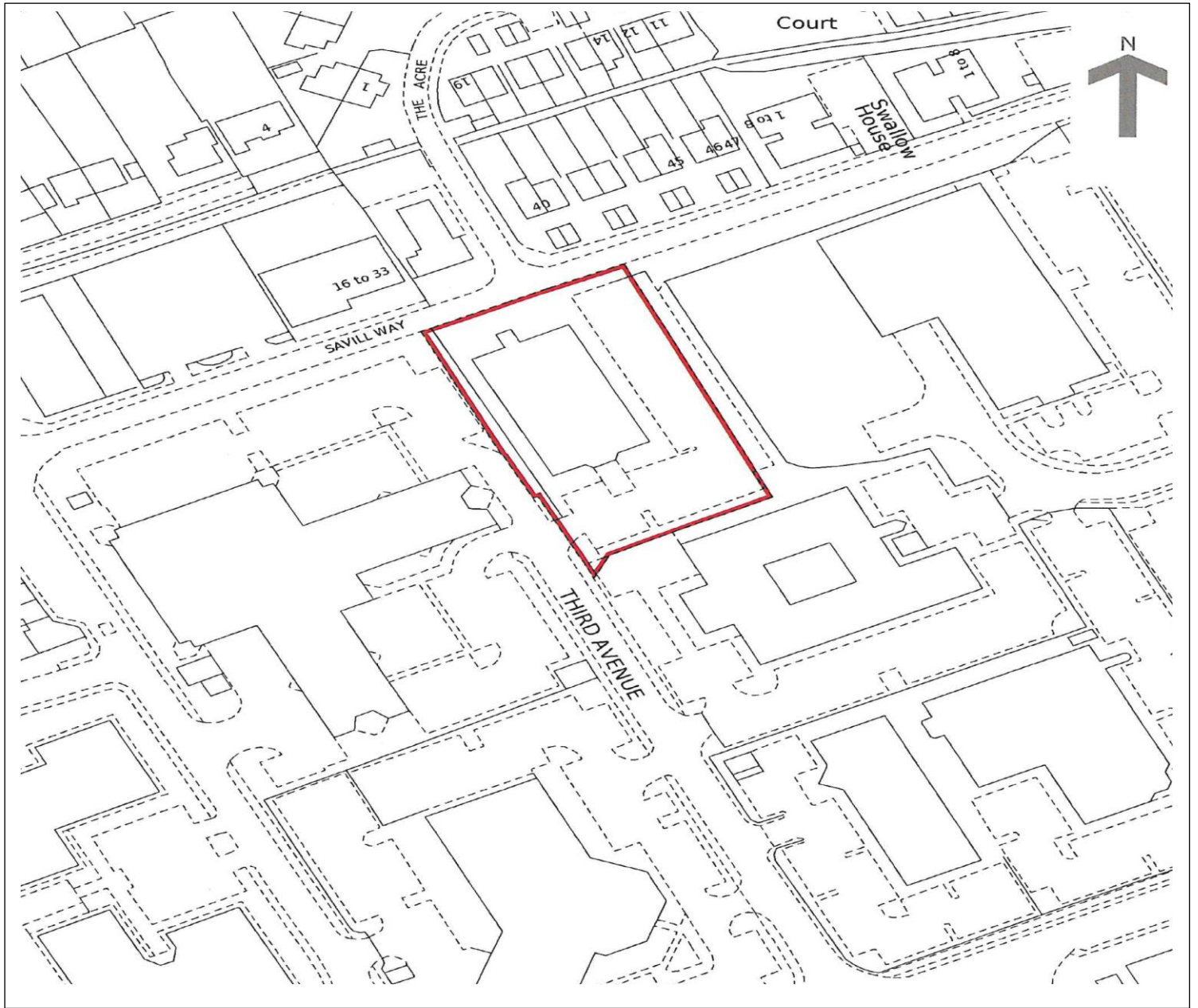
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Subject to Contract