



Commercial Property Consultants

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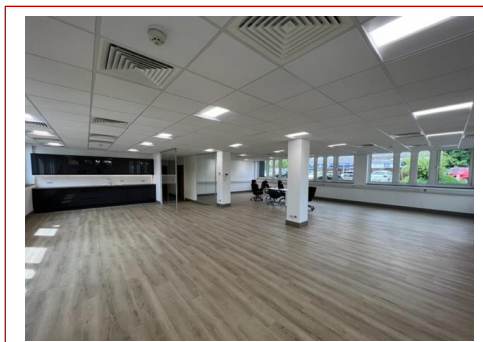
PROPERTY PARTICULARS

Preliminary Particulars

**Detached Town Centre Air-Conditioned Office Suites
With Secure Gated Car Park**

Suitable for E Class Uses!

**18 Oxford Road
Marlow, SL7 2NL**



**From Approx. 1,628 sq. ft. (151 sq.m) – 4,441 sq. ft. (412.57 sq.m)
Approximate Net Internal Area**

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, and other amenities.

DESCRIPTION

Modern high-quality offices in a prominent central position.

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 property also has the benefit of LED lighting and air conditioning. The accommodation is situated at ground floor level and benefits from a mixture of open plan office accommodation, cellular offices and meeting rooms.

ACCOMMODATION (Approximate Net Internal Area):

Left Suite - 1,628 sq.ft. (152 sq.m)
Right Suite Option A - 2,813 sq.ft. (261.33 sq.m)
Right Suite Option B - 2,400 sq.ft. (223 sq.m)

SPECIFICATION: -

- Ground floor
- Air conditioning
- Male and female WCs
- LED lighting
- Secure gated car park
- Onsite shower facilities

TERMS

The property is available To Let on new effective full repairing and insuring leases, with terms to be agreed by negotiation.

RENT

From £19.95 per sq. ft. plus VAT, if applicable.

The above rents are exclusive of service charge, business rates, utilities, and insurance.

RATEABLE VALUE

To be confirmed.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING – Strictly by appointment with the Sole Agents: -

Duncan Bailey Kennedy

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