



Commercial Property Consultants

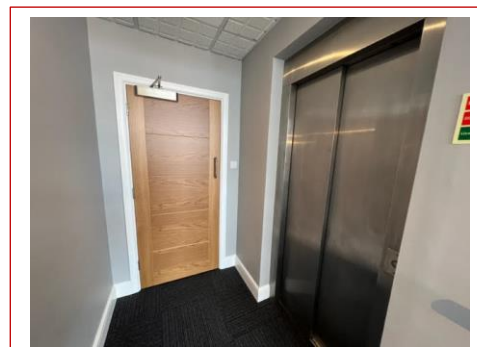
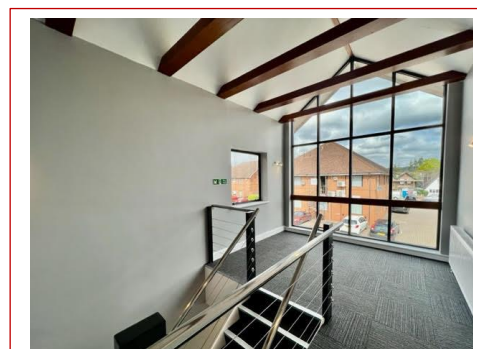
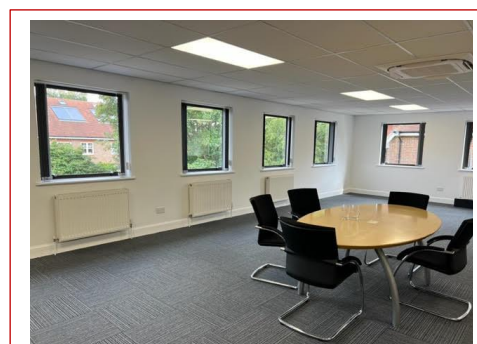
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PROPERTY PARTICULARS

Preliminary Particulars

Newly Refurbished First Floor Office Suite with Car Parking

**Alexander House
Mere Park, Dedmere Road
Marlow
Bucks SL7 1FJ**



**1,272 sq.ft. (118.16 sq.m)
approximate Net Internal Area**

TO LET

LOCATION

The building is situated on Mere Park Office Village located between the Town Centre and Globe Business Park, and is a five-minute walk from Marlow train station. Marlow benefits from excellent road communications being between the M4 and M40 motorways joined by the A404 Marlow bypass.

DESCRIPTION

Comprising a first floor refurbished suite within this self-contained two-storey office building, the accommodation provides open plan space with car parking for 5 cars.

ACCOMMODATION (approximate Net Internal Areas)

First Floor - 1,272 sq.ft. (118.16 sq.m)

SPECIFICATION

- Private on-site parking for 5 cars
- Air conditioning
- New LED lighting and decoration
- Refurbished communal WC's
- Excellent road communications
- Bike racks

TERMS

Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

RENT

£21.00 per sq.ft. per annum exclusive.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

RATES

Rateable Value: Under refurbishment. The billing authority is Buckinghamshire Council.

LEGAL COSTS

Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING: C - 71.

VIEWING - Strictly by appointment through Joint Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
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Ref. JKH / 0922