



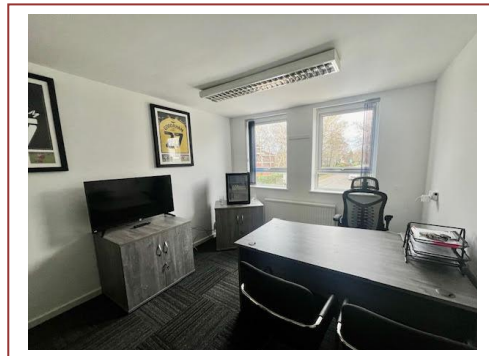
Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

UNIQUE OPPORTUNITY
Flexible Office Space
3 FIELDHOUSE LANE
MARLOW
BUCKS SL7 1LW



Up to 114 sq.ft. (10.68 sq.m) Approximate Net Internal Area

TO LET

LOCATION

Marlow is an established business location for both corporate and independent companies due to its excellent road links to the motorway network and Marlow Railway Station, which is in close proximity.

Globe Park is situated on the corner of Parkway and First Avenue providing easy access to the A404 which links to the M40 (Junction 4, approximately 2.8 miles) and M4 (Junction 8/9, approximately 8 miles) motorways via the A404. The M25 is approximately 13.6 miles, and Heathrow Airport approximately 22 miles.

DESCRIPTION

First floor office space.

Suite B -	114 sq.ft. (10.68 sq.m)
Suite D -	98 sq.ft. (9.18 s.qm)
Suite E -	104 sq.ft. (9.74 sq.m)

AMENITIES

The offices benefit from the following amenities:-

- Carpeting throughout
- Male and female WCs
- Kitchen

TERMS

The offices are available by way of new flexible licences.

RENT

Suite A -	LET
Suite B -	£450 per month
Suite C -	LET
Suite D -	£395 per month
Suite E -	£495 per month

Rents are inclusive of water, gas and electric. But, exclusive of broadband and rates.

BUSINESS RATES

To be confirmed.

EPC RATING

To be confirmed.

VIEWINGS

Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy

FAO: Liam Ash / Elliot Mackay / Adrian Dolan

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