



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**BUSINESS / PRODUCTION UNIT
WITH YARD AT REAR / EXCELLENT PARKING**

**Suitable For a Variety of Uses, Such As Office, Medical, Education,
Nursery, Vets, Dentist, Physiotherapy, Training Centre (STPP)**



**39 SOUTHVIEW ROAD
MARLOW
BUCKS SL7 3JR**

2,726 sq.ft. (253.20 sq.m) Approx. Net Internal Area

TO LET

LOCATION

The subject premise is situated on the northern side of Southview Road, a short distance to the west of its junction with Wycombe Road, approximately 1 mile to the northeast of Marlow town centre. Marlow is situated approximately 5 miles south of High Wycombe, 5 miles north of Maidenhead and 7.5 miles east of Henley-on-Thames. Central London is approximately 30 miles to the east.

The area has excellent communications with the A404 close by, which provides access to High Wycombe to the north and Maidenhead to the south. Both the M4 and M40 motorways are less than 7 miles distant. Marlow railway station provides regular links to central London with a journey time of circa one hour.



Marlow is an affluent town set on the River Thames and has become a popular location to live and work, and has an established retail centre.

DESCRIPTION

The premise comprises a single storey detached building currently used as an office, and benefits from an external outdoor area and generous onsite car park. The property is situated in a quiet residential area near Marlow, avoiding the traffic/parking issues associated with other local locations.

ACCOMMODATION (Approx. Net Internal Area)

Offices	2,670 sq.ft. (248 m ²)
Kitchen	56 sq.ft. (5.20 m ²)
Total	2,726 sq.ft. (253.20 m²)

TERMS

The property is also available on a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£45,000 per annum, plus VAT. Exclusive of all other costs including business rates, service charge, insurance and utilities.

VAT

Is applicable on the transaction.

RATEABLE VALUE

We have been verbally informed by the Local Authority that the rateable value of the property as of 1st April 2017 is £23,000.00 and £10,500.00. Rate in the £ for 21/22 is 49.9p.

N.B. Part of the property is subject to Small Business Rates Relief.

LEGAL COSTS

Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: D – 82.

VIEWING - By appointment with the Sole Agents:

Duncan Bailey Kennedy

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