



OFFICE TO LET

**The White House
72 High Street
Marlow
Buckinghamshire
SL7 1AH**

3,633 SQ FT (337.51 SQ M)

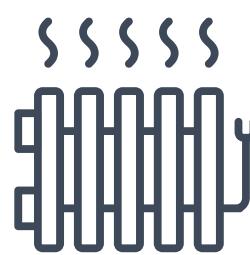


JOIN MARLOW'S VIBRANT COMMUNITY

Situated in the heart of the Thames-side town of Marlow, The White House has an enviable array of amenities right on its doorstep.

The office benefit from easy access to road and rail networks making it easy to commute to this prime office location.

The office building available is arranged over three floors and includes a basement ideal for storage.



Central heating system



Male and female WCs

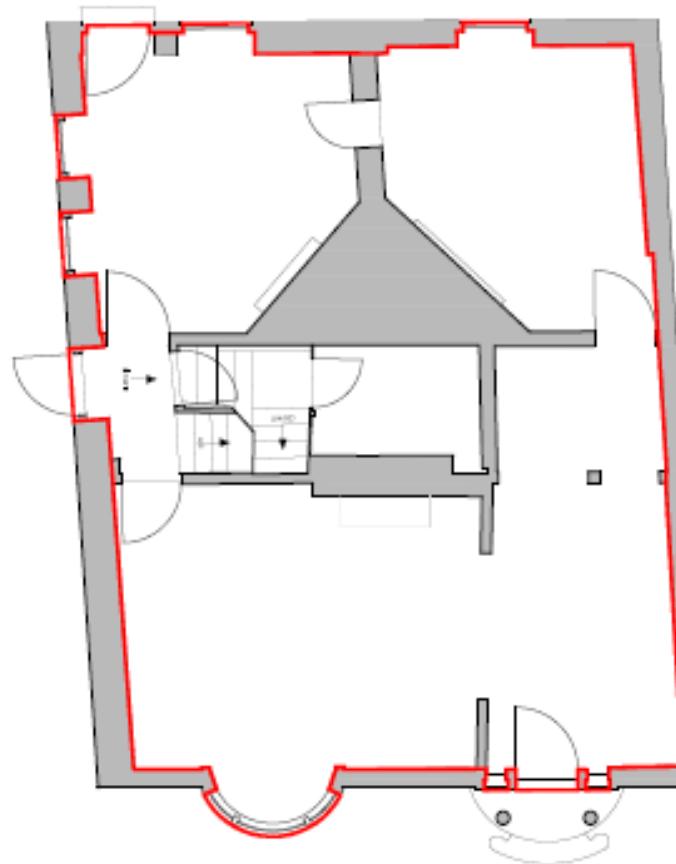


Tea point & kitchenette

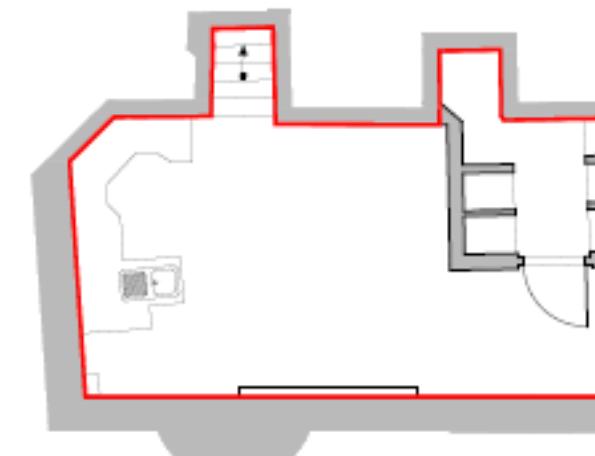


Self-contained

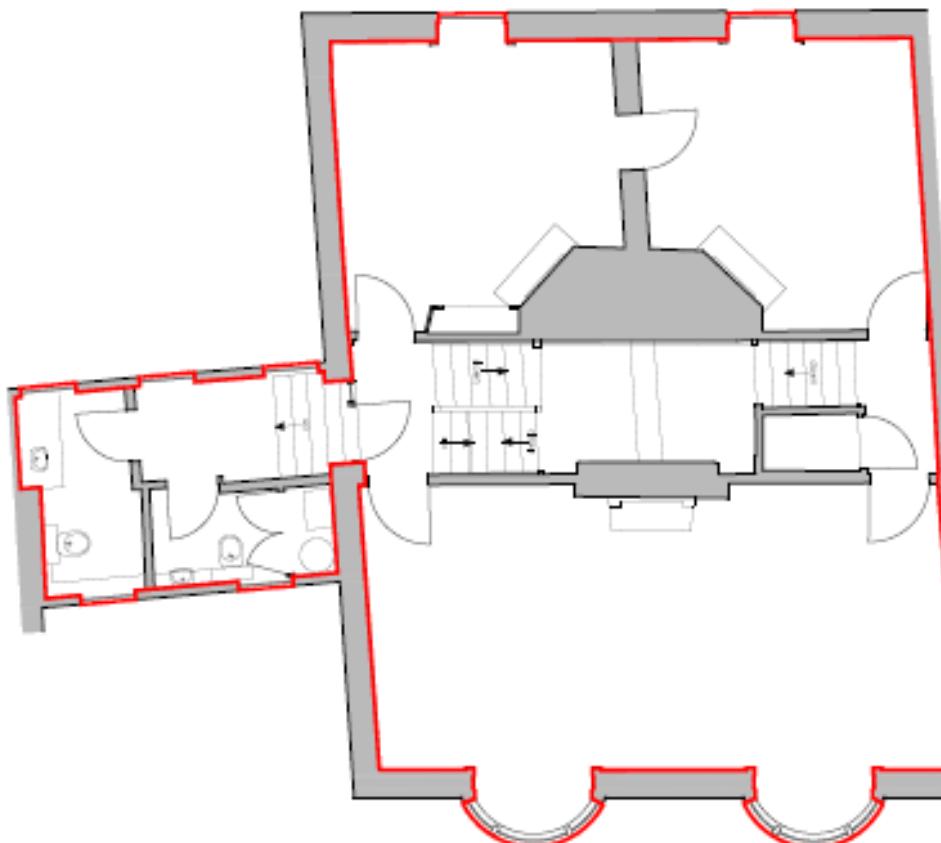
PROPERTY DETAILS



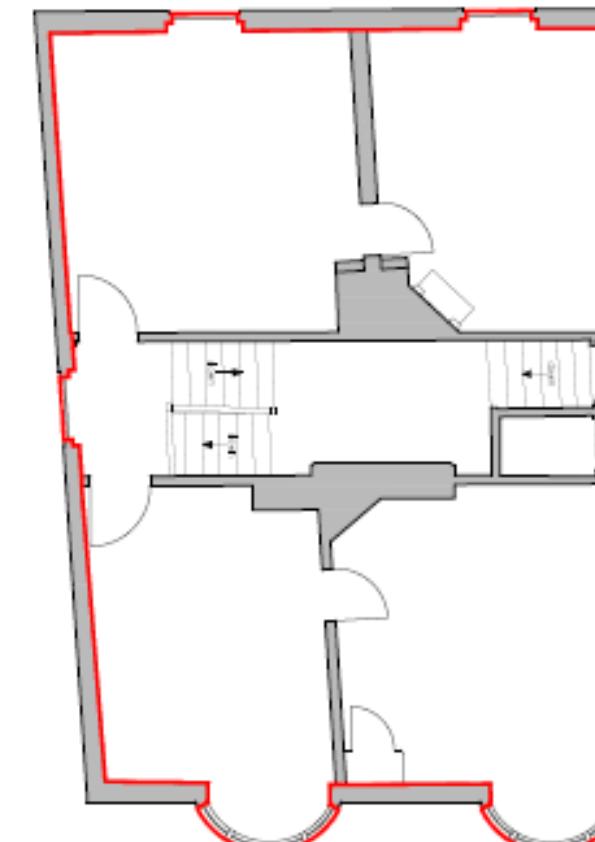
GROUND FLOOR
1,007 SQ FT
(93.61 SQ M)



BASEMENT
373 SQ FT
(34.65 SQ M)



FIRST FLOOR
1,176 SQ FT
(109.28 SQ M)



SECOND FLOOR
1,076 SQ FT
(99.97 SQ M)

RENT

Available on request

BUSINESS RATES

We are advised by the local authority that the premises has the following assessment:

UBR (24/25): 54.6p

Rateable Value: £53,500

Rates Payable: £29,211

All parties are advised to make their own enquiries to the relevant authority.

EPC

C (57)

CLASS

Class E Use

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

TERMS

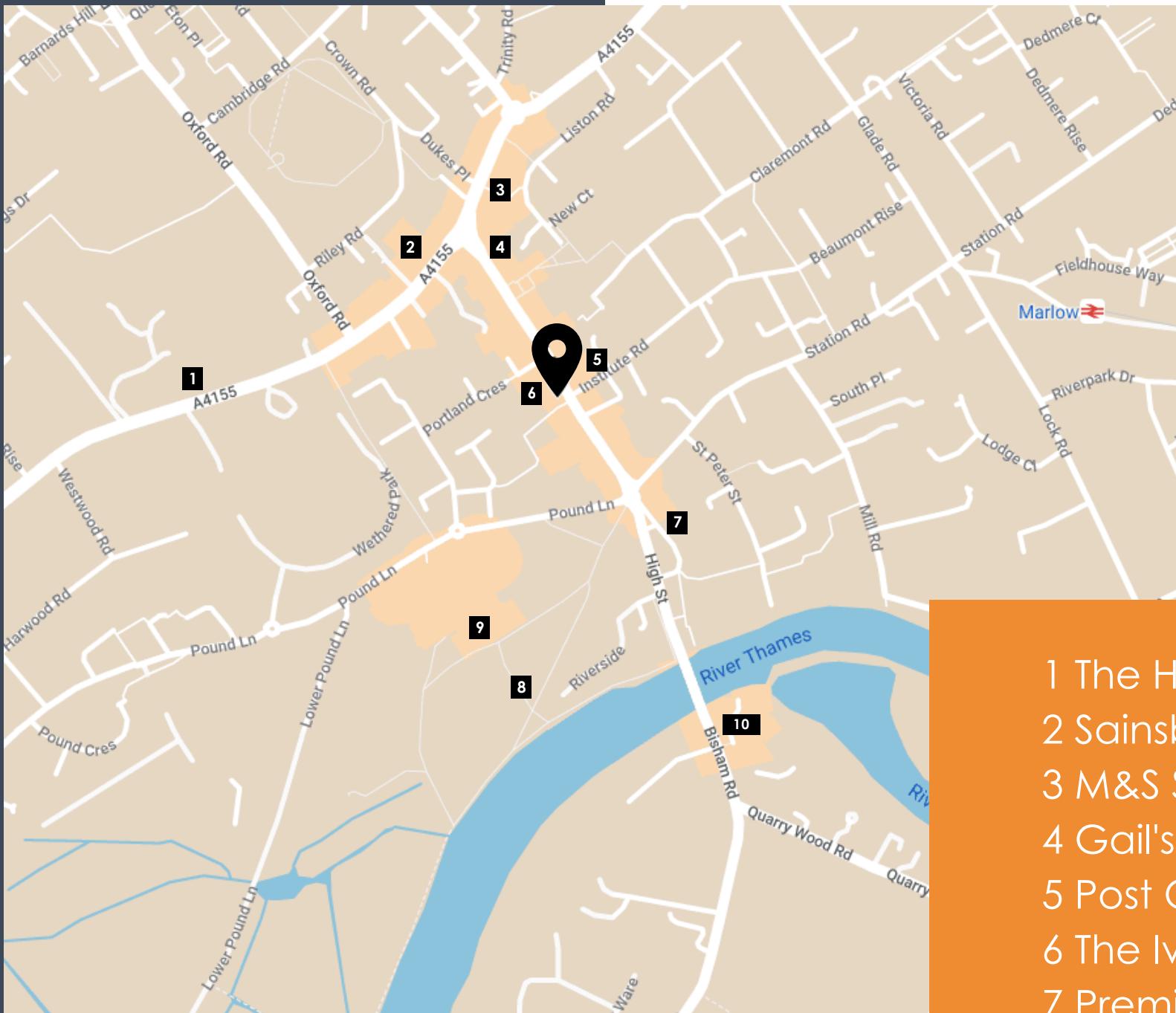
A new full repairing and insuring lease for a term to be agreed.



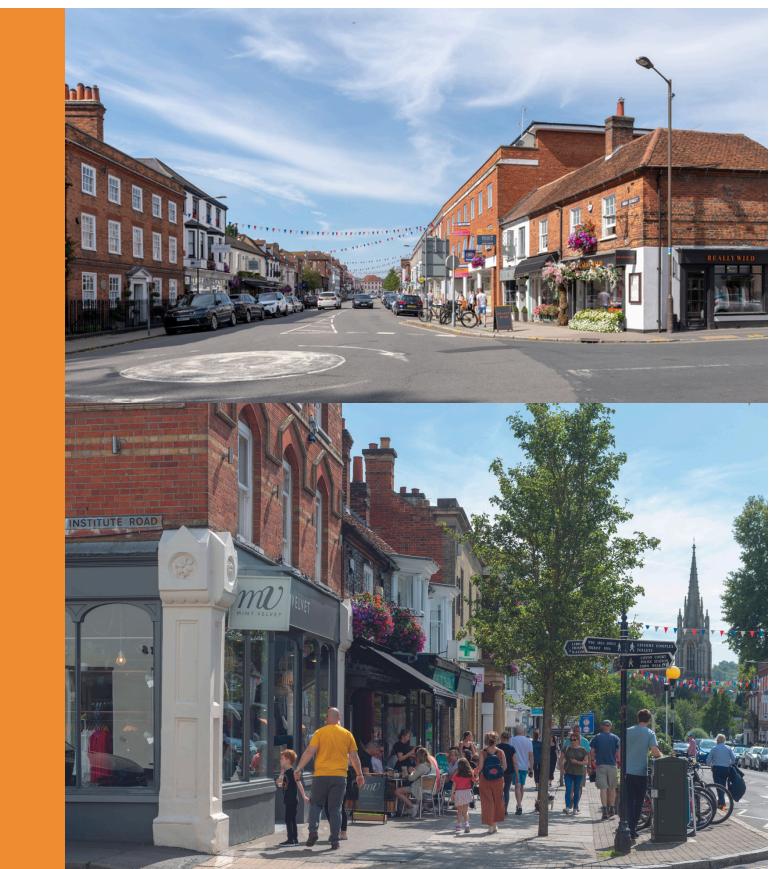
LOCATION

Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

The White House benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, banks, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 M&S Simply Food
- 4 Gail's Bakery
- 5 Post Office
- 6 The Ivy Marlow Garden
- 7 Premier Inn Marlow
- 8 Higginson Park
- 9 Court Garden Leisure Complex
- 10 Macdonald Compleat Angler





CAR

3.3 MILES TO J4 OF M40

The A404 connects Marlow to J4 of the M40 in 3.3 miles and to J8/9 of the M4 in 9.2 miles.

TRAIN

0.5 MILES TO MARLOW STATION

Walk to Marlow station in 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.

AIRPORT

19.4 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Marlow.

GET IN TOUCH



MARK HARRIS

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JAMES EMES

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j.emes@pagehardyharris.co.uk

For further information or
to arrange an inspection
please get in touch.

Owned and managed by:



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