



# FIRST FLOOR OFFICE TO LET

## 2 DUKES PLACE

MARLOW, BUCKINGHAMSHIRE, SL7 2QH

Flexible leases available

450 sq ft (41.81 sq m)

## TOWN CENTRE OFFICE TO LET

**Size:** 450 sq ft

**Rent:** £10,000 +VAT pa

**VAT:** Applicable

**Legal Fees:** Each party to bear their own costs

**EPC Rating:** C

The accommodation on offer is a recently refurbished office suite located on the first floor above the retail shop 'Shoe Emporium,' within the charming town of Marlow.

This office is now vacant and ready for immediate occupancy. Boasting an abundance of natural light with windows at both the front and rear, the space provides a welcoming and productive environment.



# SPECIFICS

The accommodation offers a high quality specification including the following:



Entry phone system



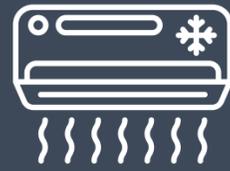
Carpeting throughout



Kitchenette



Great natural light



Air conditioning



Shared WC facilities



Furnishing packages available



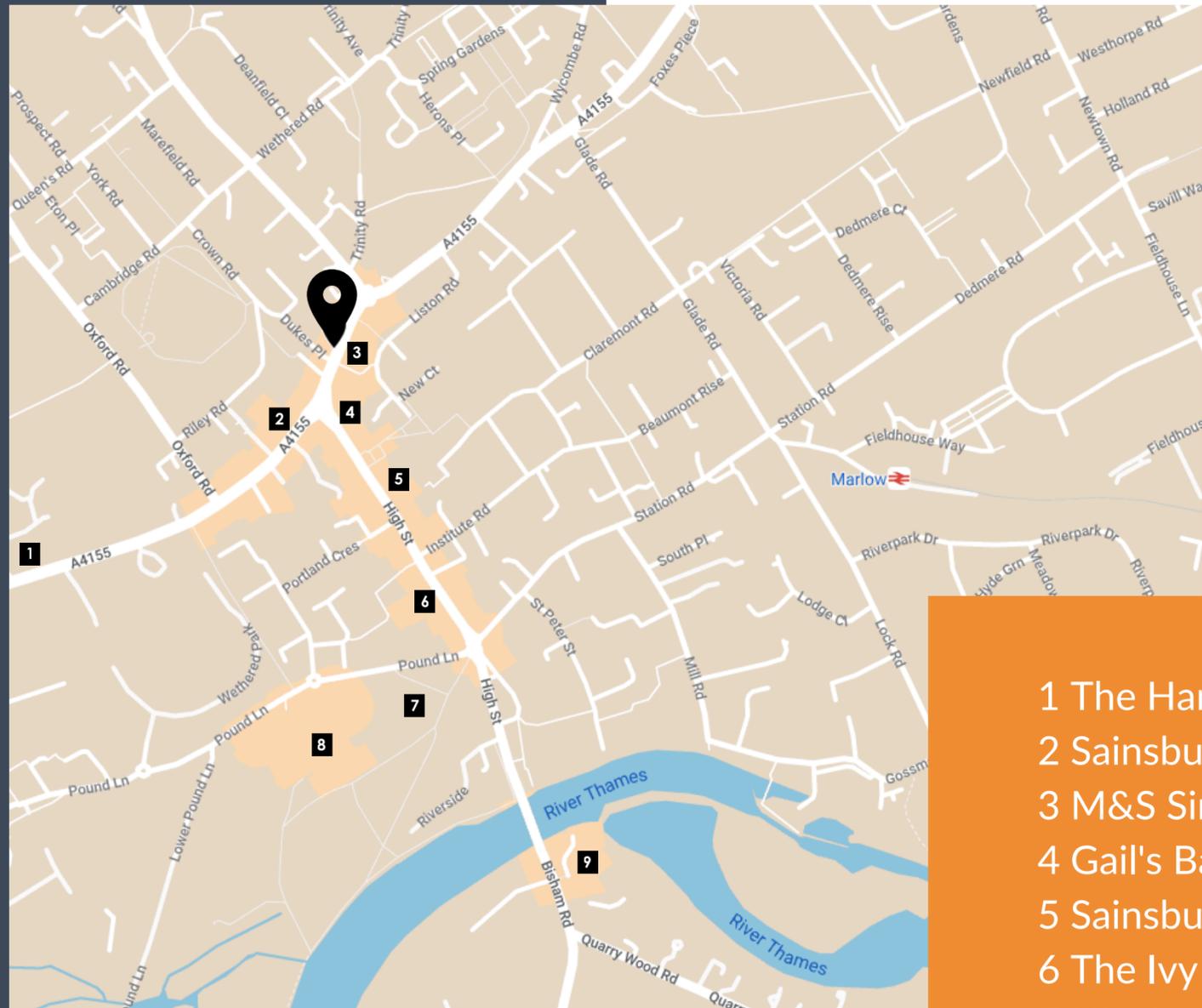
1 car parking space



# LOCATION

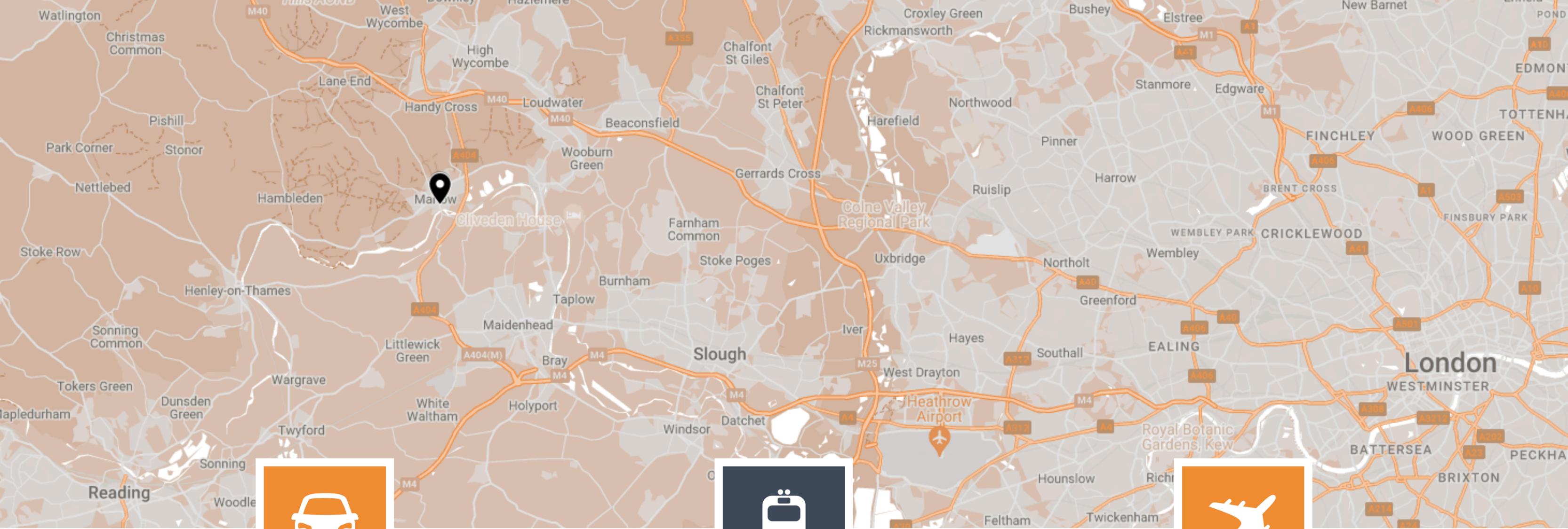
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

2 Dukes Place 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 Sainsbury's Local
- 6 The Ivy Marlow Garden
- 7 Higginson Park
- 8 Court Garden Leisure Complex
- 9 Macdonald Compleat Angler





# CAR

**3 MILES TO J4 OF M40**

The A404 connects Marlow to J4 of the M40 in 3 miles and to J8/9 of the M4 in 6.8 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

**20.6 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Marlow.

# GET IN TOUCH



JAMES EMES

07887 793030

[j.emes@pagehardyharris.co.uk](mailto:j.emes@pagehardyharris.co.uk)

For further information or to arrange an inspection please contact our agent.

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