



TO LET FIRST FLOOR OFFICES

55 HIGH STREET
MARLOW, BUCKINGHAMSHIRE, SL7 1BA

388 - 1,052 sq ft
(36 - 97.73 sq m)
approx. NIA

SORBON*FLEX*

KEY INFORMATION

Suite	Size (sq ft)	Size (sq m)	Rent (+VAT pa)	Rateable Value*
Front office	388	36.04	£11,000	£6,500
Rear office	664	61.68	£14,000	£11,000
Total	1,052	97.73	£25,000	£17,500

Rates Payable: Small business rates relief may be applicable

Legal Fees: Each party to bear their own costs

Lease: The suite is available on a new lease direct from the landlord.
A Sorbon Flex lease is also available on this property.

EPC Rating: B (33)

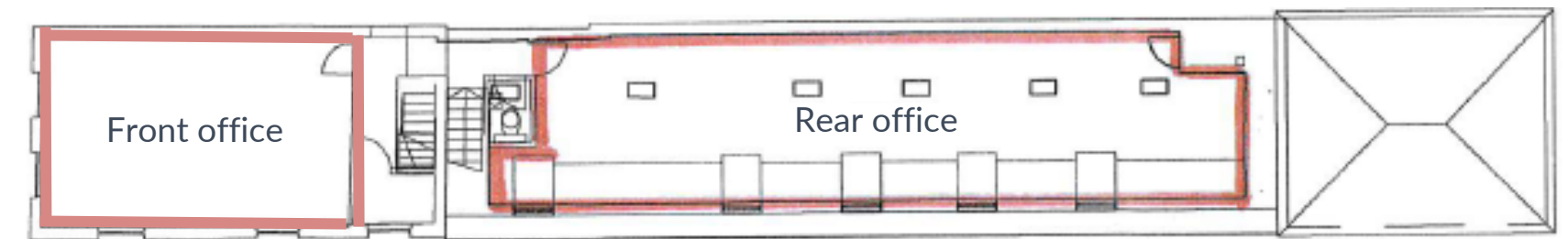
DESCRIPTION

The property is situated within the heart of Marlow Town centre, within easy reach of multiple national and independent retailers and restaurants, as well as in close proximity to Higginson Park and the River Thames.

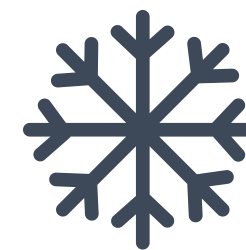
The accommodation can be found above Toast, at first floor level, accessed via a common ground floor entrance, with access to common WC facilities. The space is currently split into two parts, both benefiting from modern design and ample natural light with feature windows.

The space is available either as a single, larger office or as individual units as per the current split, offering flexibility to suit your business needs.

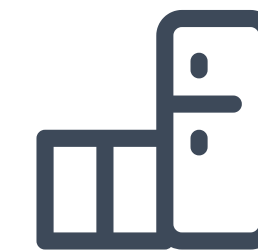
Set in one of Buckinghamshire's most desirable towns, this is an excellent opportunity to secure a modern office space in the heart of Marlow's bustling high street.



First floor



Air cooling units



Fitted kitchenette



Carpet throughout

*Rateable Value from 1 April 2026



Short Leases. Simple Terms. One Monthly Cost.

THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

WHAT IS SORBON FLEX?



All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).



A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.



Your Own Dedicated Space

Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).



Flexible Terms

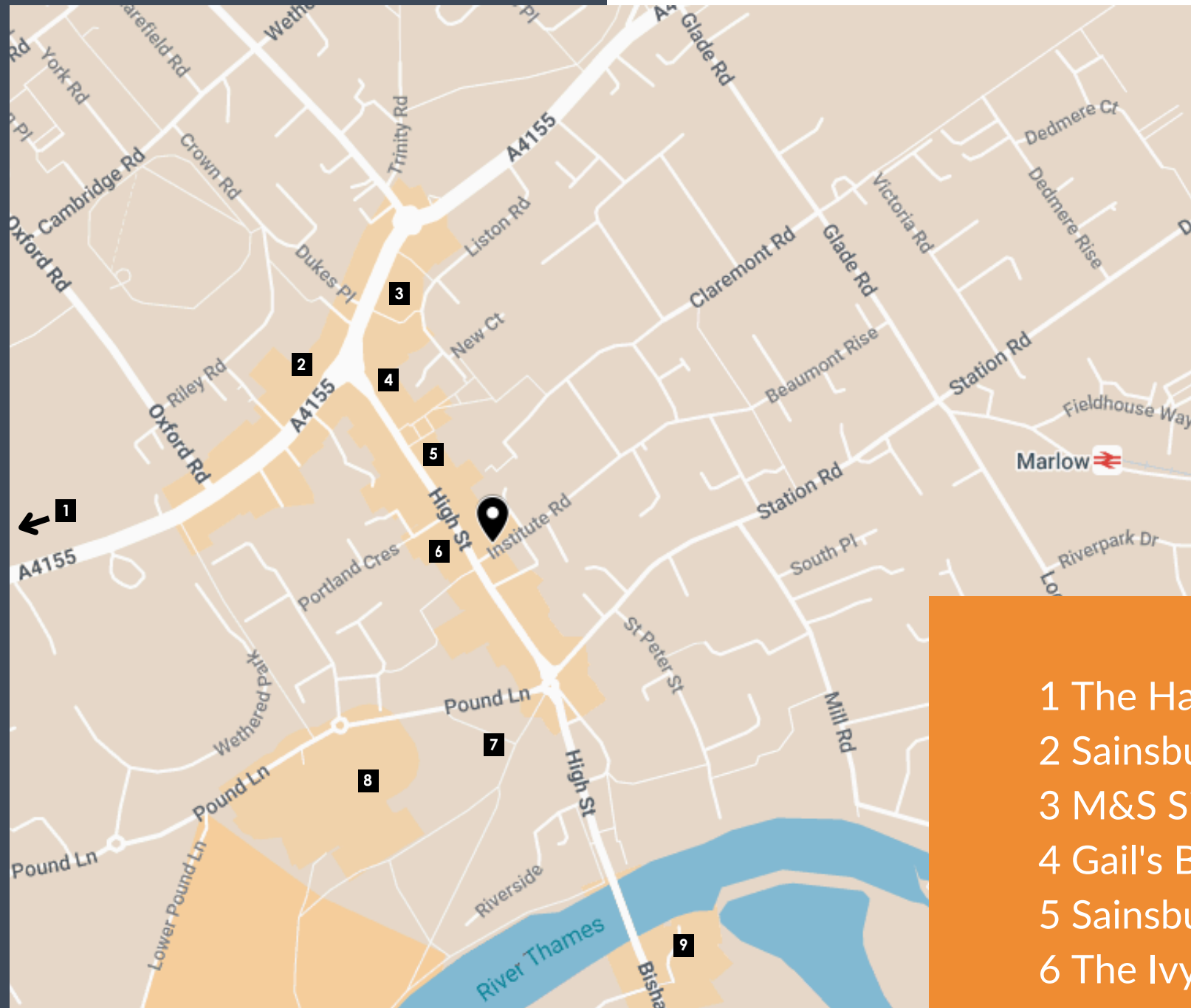
Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



LOCATION

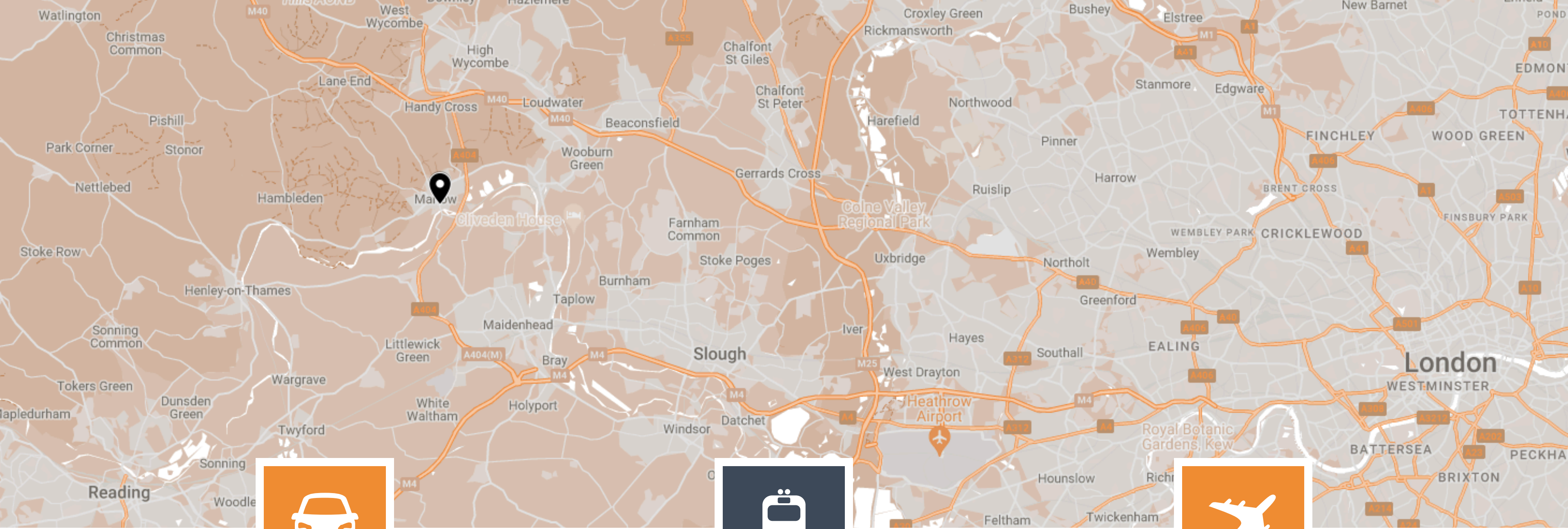
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

55 High Street 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, 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

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



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Please note that all images are for illustrative and indicative purposes only.

June 2026

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SORBON
ESTATES

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