



# TOWN CENTRE FIRST FLOOR OFFICES TO LET

## 55 HIGH STREET

MARLOW, BUCKINGHAMSHIRE, SL7 1BA

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



# TOWN CENTRE OFFICE TO LET

Suite	Size (sq ft)	Size (sq m)
Front office	388	36.04
Rear office	664	61.68
Total	1,052	97.73

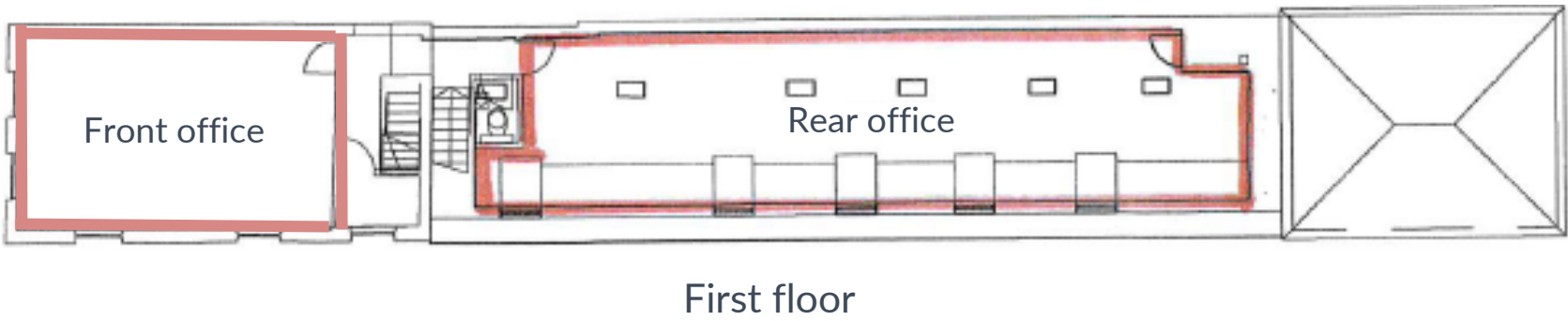
- Rent: POA
- Rateable Value: 1<sup>st</sup> floor front office £6,300 and 1<sup>st</sup> floor rear office £10,500
- Rates Payable: Small business rates relief may be applicable
- Service Charge: £11.87 +VAT psf (inclusive of utilities)
- Legal Fees: Each party to bear their own costs
- EPC Rating: B 33

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.

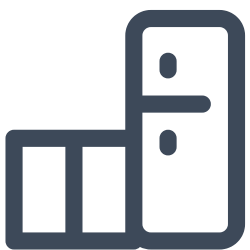
The accommodation can be found above Toast, at first floor level, accessed via a common ground floor entrance, with access to common WC facilities. The space is currently split into two parts, both benefiting from modern design and ample natural light with feature windows.

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.

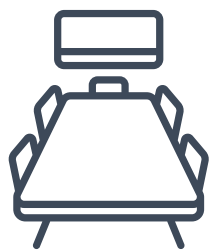
Set in one of Buckinghamshire’s most desirable towns, this is an excellent opportunity to secure a modern office space in the heart of Marlow’s bustling high street.



Air cooling units



Fitted kitchenette

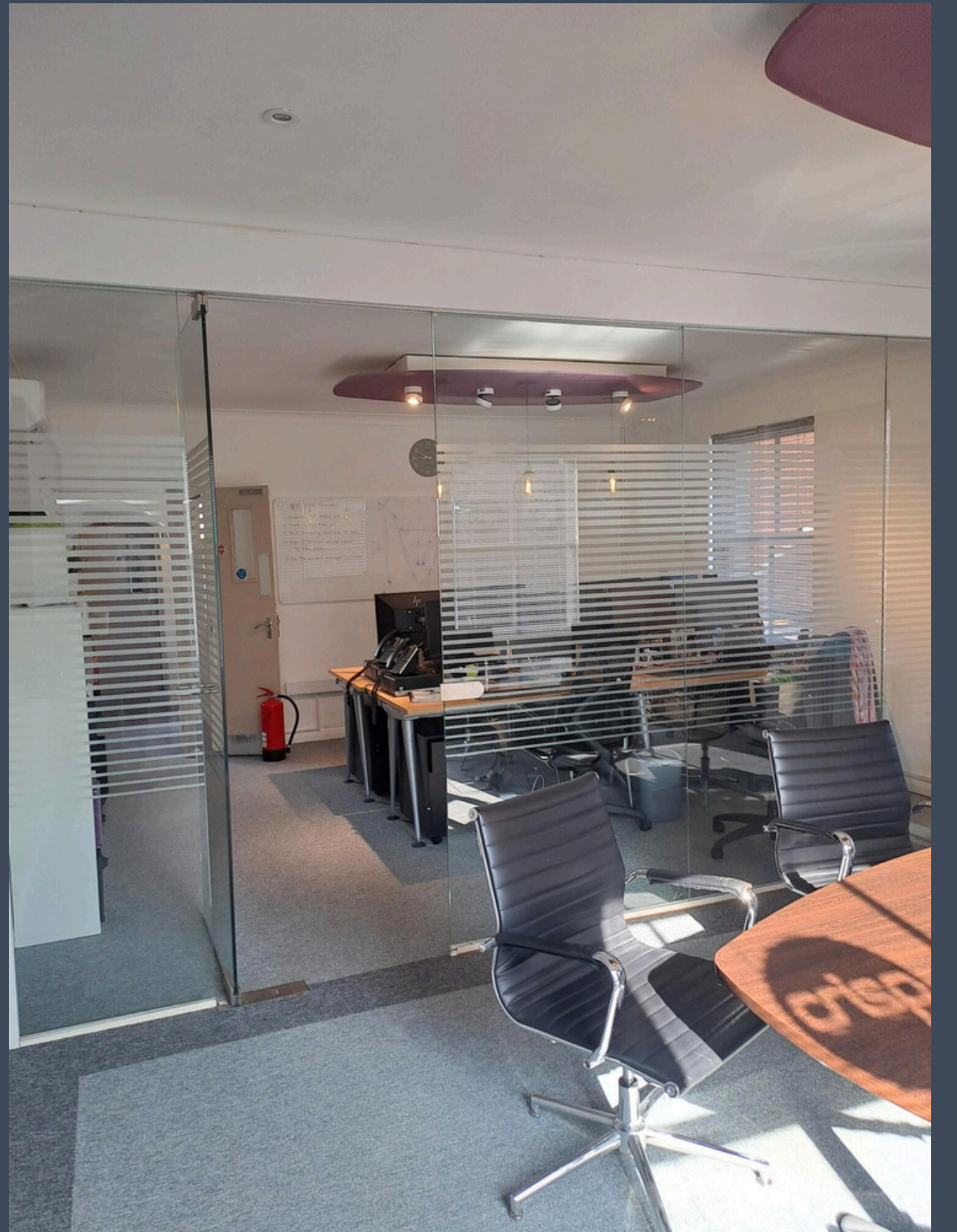


Partitioned office /  
conference room













# LOCATION

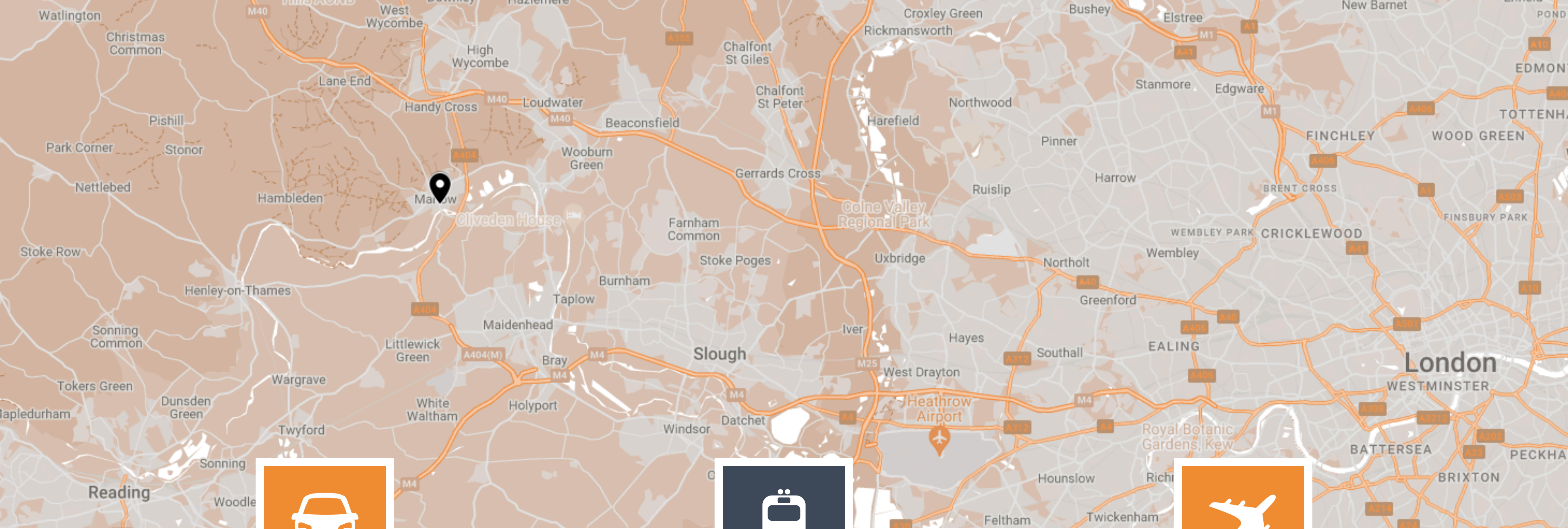
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

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



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Owned and managed by:

**SORBON**  
ESTATES

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 and furniture is not included with the lease. Please check with your Sorbon Estates representative for more information.