



# TOWN CENTRE SECOND FLOOR OFFICE TO LET

**79-81 HIGH STREET**  
MARLOW, BUCKINGHAMSHIRE, SL7 1AB

Flexible leases available

1,388 sq ft (128.95 sq m)

## TOWN CENTRE OFFICE TO LET WITH PARKING

**Size:** 1,388 sq ft

**Rent:** £32,500 +VAT per annum

**Rateable Value:** £19,250

**Rates Payable:** £9,605.75 per annum

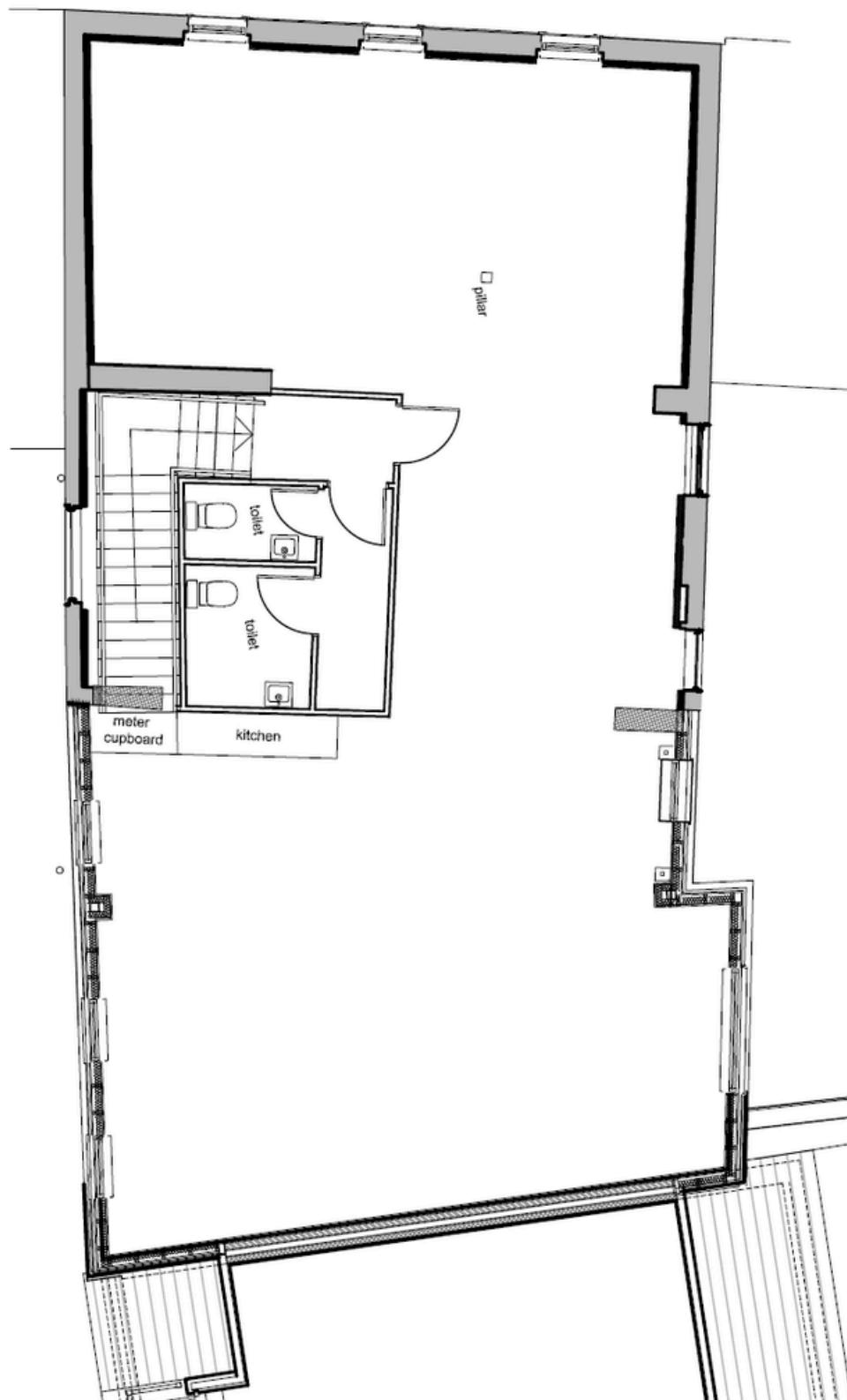
**Legal Fees:** Each party to bear their own costs

**EPC Rating:** B (42)

This second floor office suite, located above Nova Fine Art gallery on the High Street, has recently been redecorated, ready for a new tenant to make the space their own. Accessible via a shared entrance with the 1st floor, the space includes an open plan office area, two private offices and a meeting room in fully glazed partitions. There is a kitchenette in the main office and common toilets on the second floor.

The suite features wall-mounted air-conditioning (for heating and cooling), carpeted floors, recessed LED lighting, an entry phone system and is currently being redecorated. Two allocated car spaces are available, located a short walk away to the rear of the building.

The suite is available on a new lease direct from the landlord. Shorter, flexible leases available.



Second floor



Fully glazed boardroom and  
two private offices



Kitchenette



Wall mounted air-  
conditioning units



Carpet throughout



2 parking spaces



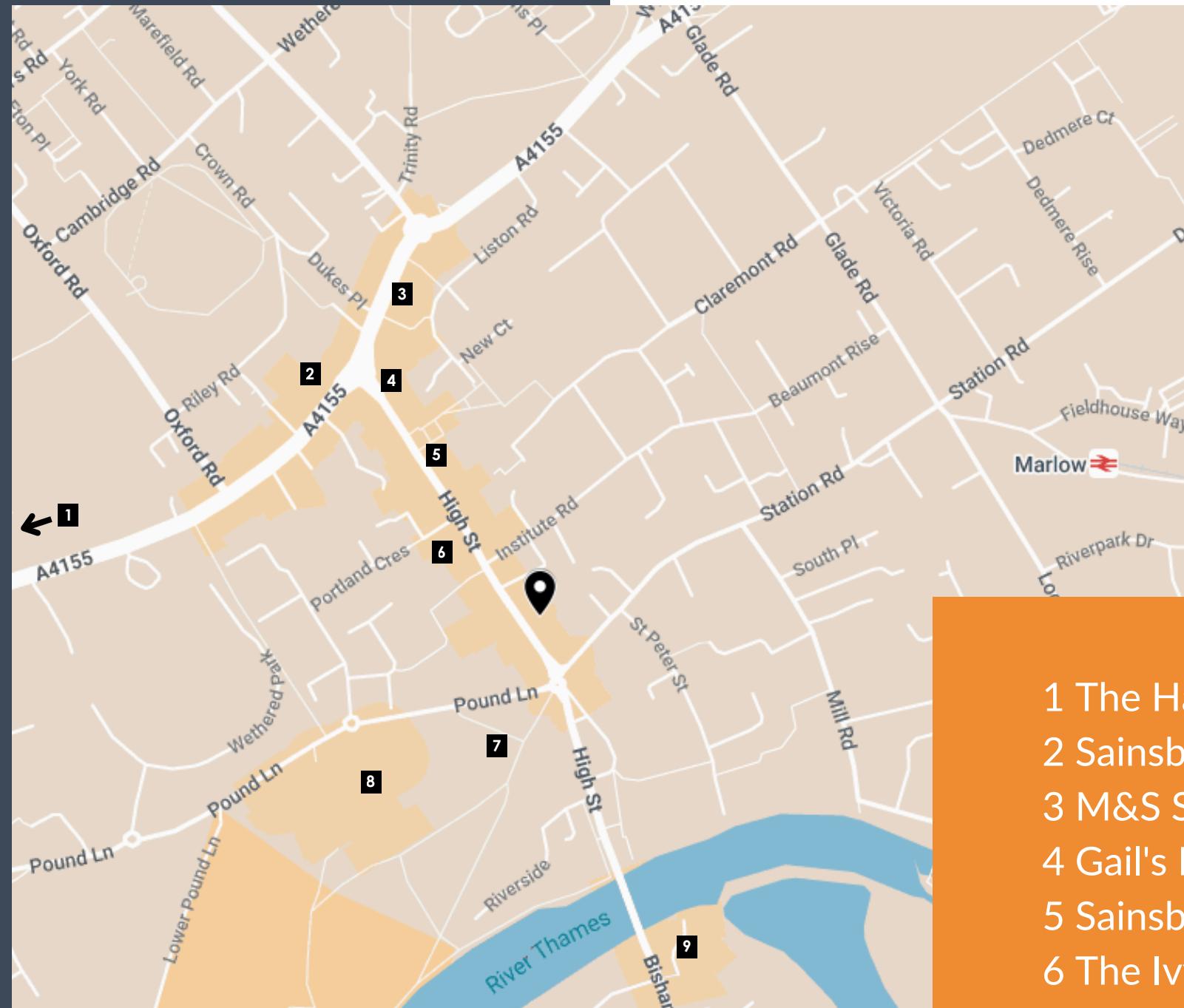
Entry phone system



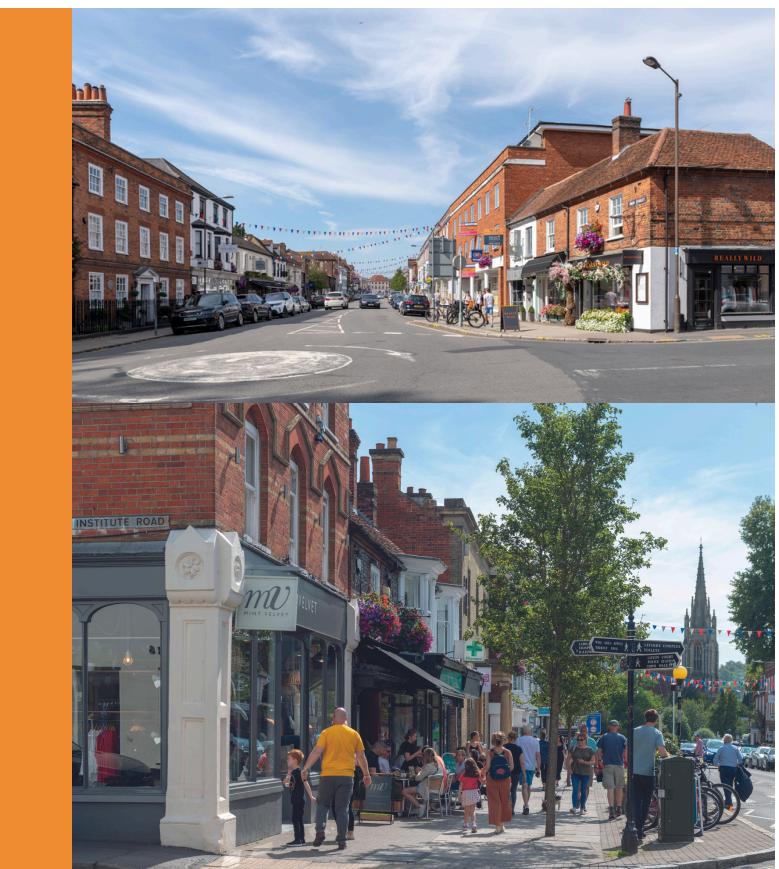
# LOCATION

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

79-81 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



## JOANNA KEARVELL

07887 793030

jk@chandlergarvey.com

## JAMES GARVEY

01494 460258

07471 996320

jg@chandlergarvey.com

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

Owned and managed by:



Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact.  
October 2025.

Please note that all images are for illustrative and indicative purposes only. Please check with your Sorbon Estates representative for more information.