



# TOWN CENTRE FIRST FLOOR OFFICE TO LET

## PORTLAND PLACE

MARLOW, BUCKINGHAMSHIRE, SL7 2LR

1,257 sq ft (116.77 sq m)

## MARLOW OFFICE TO LET WITH PARKING

**Size:** 1,257 sq ft (116.77 sq m)

**Rent:** £32,000 +VAT per annum

**Rateable Value:** £29,000

**Rates Payable:** £14,471 per annum

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

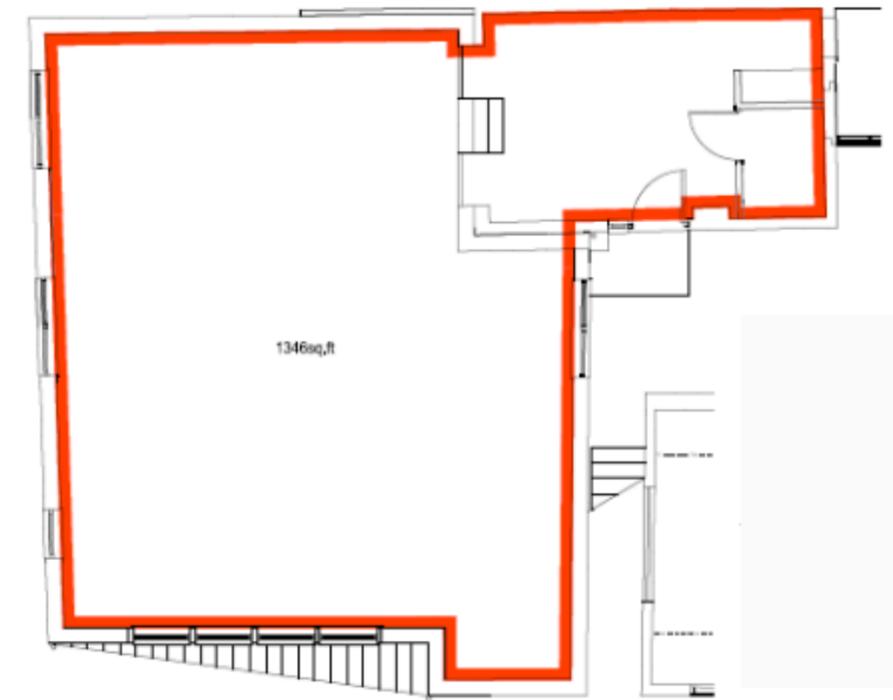
**EPC Rating:** B (27)

This first-floor office suite, located in the heart of Marlow's high street, offers a bright and high-quality working environment. Accessed via a private entrance just off the High Street, the accommodation comprises an open-plan office area, a partitioned meeting room, and a kitchenette is also provided for staff convenience.

The suite features vaulted ceilings creating a bright and airy atmosphere and air conditioning for both heating and cooling. There are two allocated car spaces available.

This office is ideal for businesses seeking a prestigious Marlow address with excellent accessibility and a contemporary, comfortable workspace.

This suite is available from January 2026 on a new lease direct from the landlord.



First Floor Plan



Location Plan



Partitioned meeting room



Kitchenette



Air-conditioning units



Carpet throughout



2 parking spaces

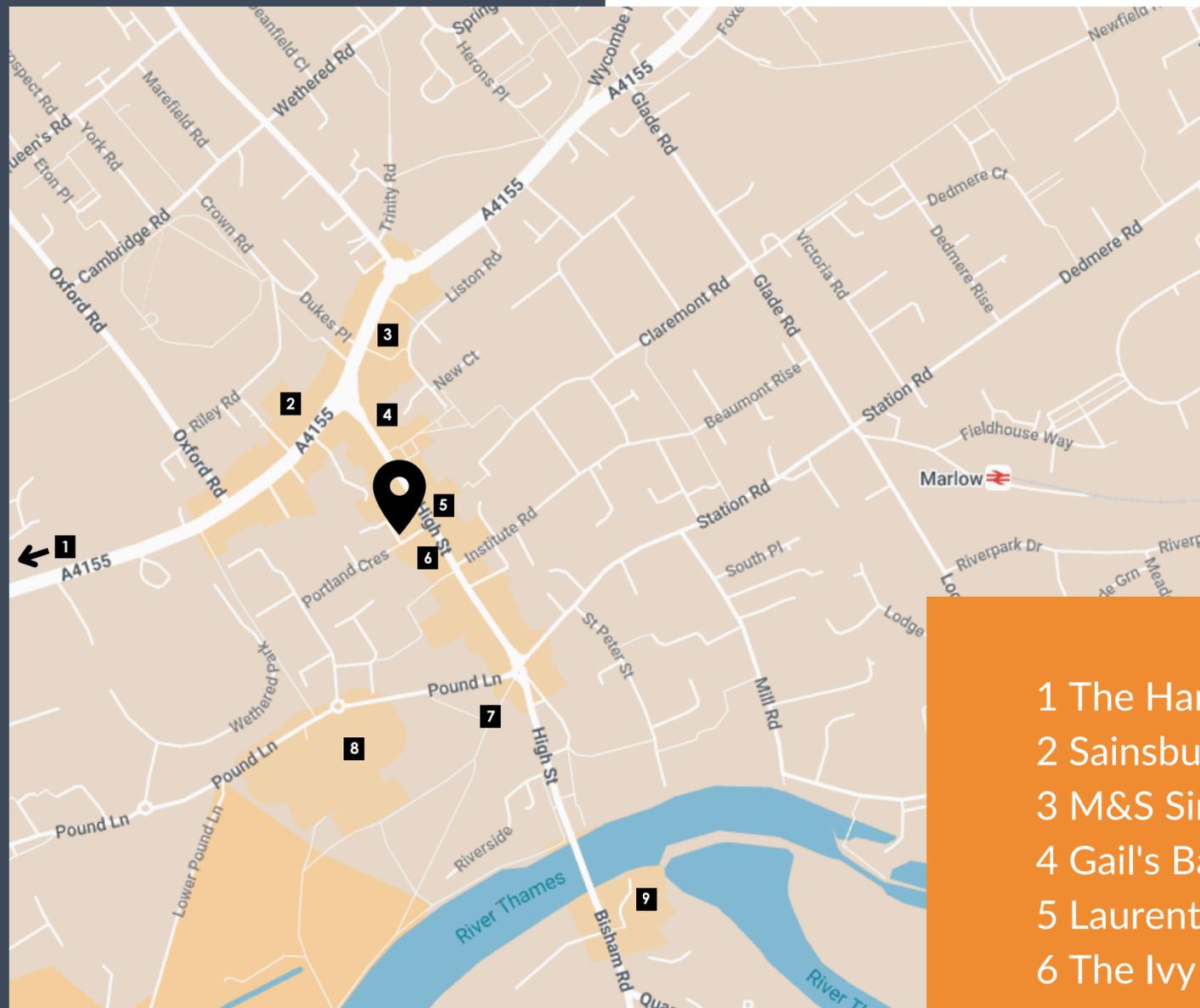


Central location

# LOCATION

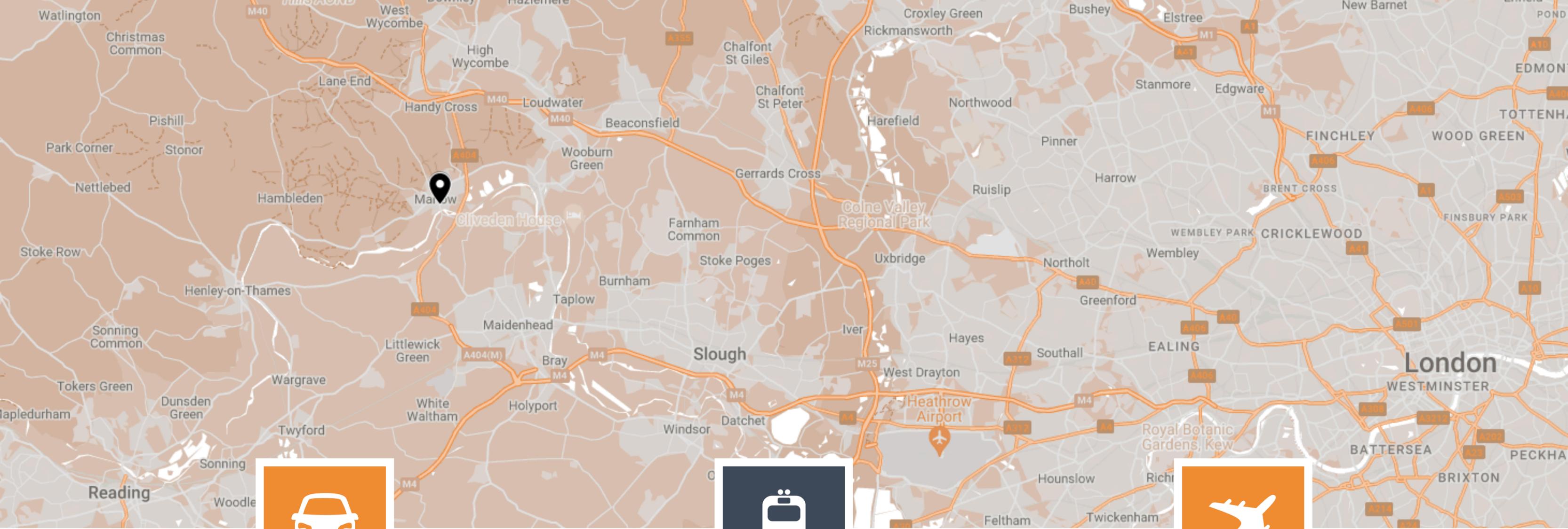
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

Portland Place on the 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 Laurent's Deli
- 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 11 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.