



# TOWN CENTRE FIRST FLOOR OFFICE TO LET

## CHILTERN HOUSE

DEAN STREET, MARLOW, BUCKS, SL7 3AA

1,035 sq ft (96.15 sq m)

## TOWN CENTRE OFFICE TO LET WITH PARKING

**Size:** 1,035 sq ft

**Rent:** £29,500 +VAT per annum

**Service charge:** £8,890 +VAT per annum

**Rateable Value:** To be confirmed

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

**EPC Rating:** B (34)

An excellent opportunity to lease a modern, well-specified office suite in Marlow town centre. The accommodation is located on the first floor of Chiltern House, offering a professional working environment with excellent accessibility and on-site parking.



Air-conditioning



Carpet throughout



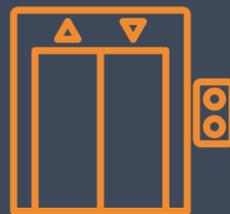
Kitchenette



4 parking spaces



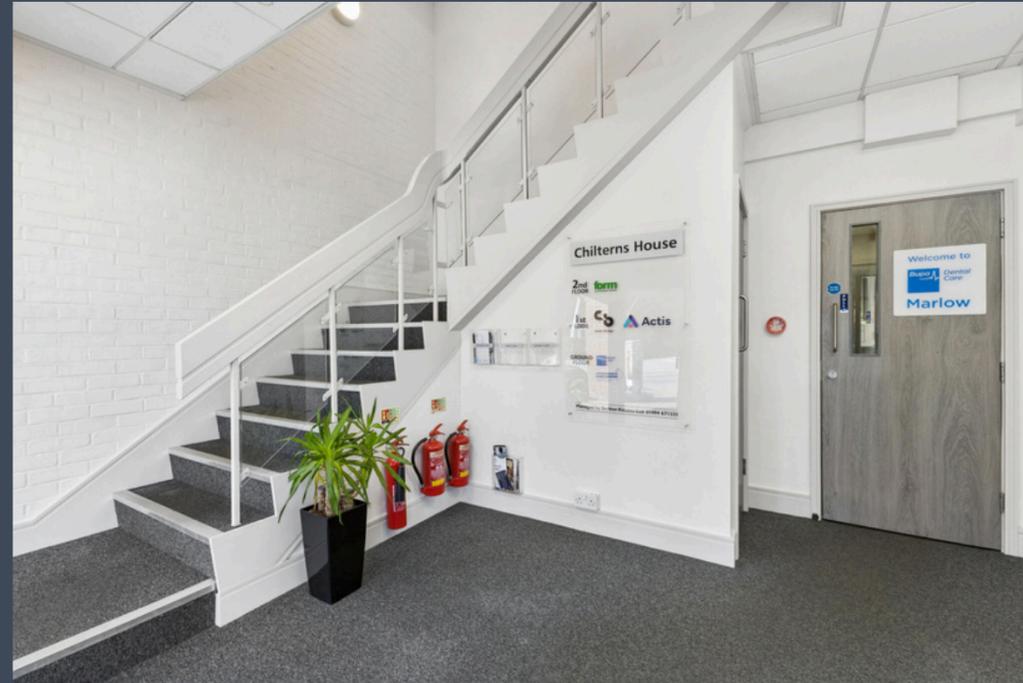
Entry phone system



Lift



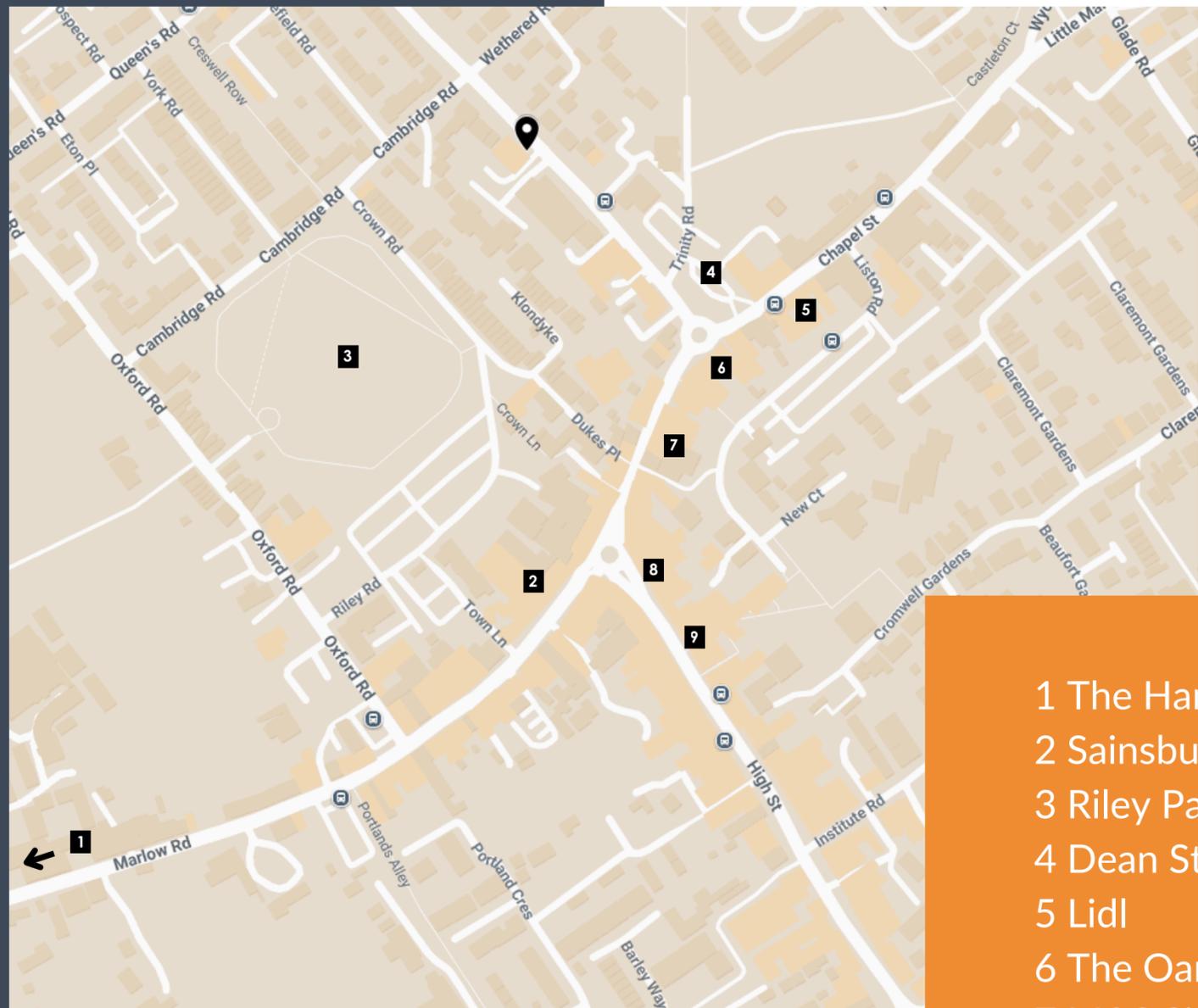
First floor



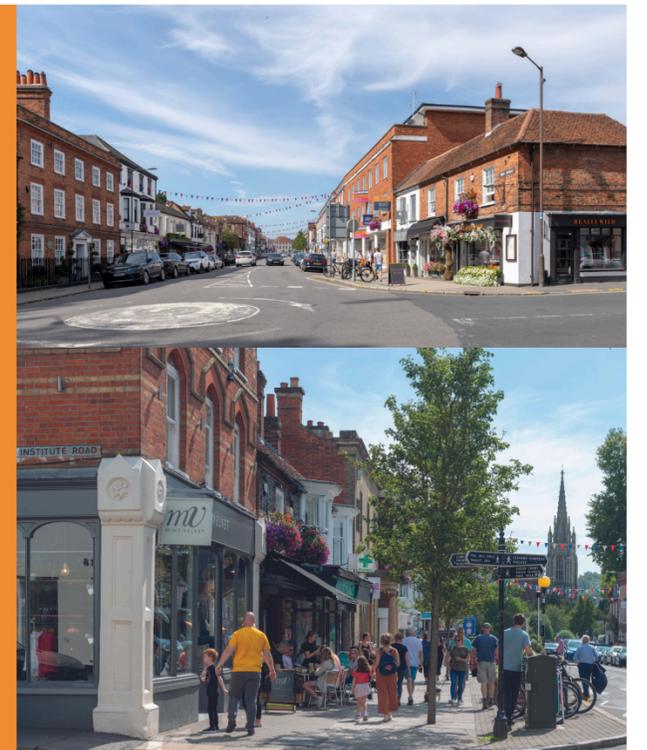
# LOCATION

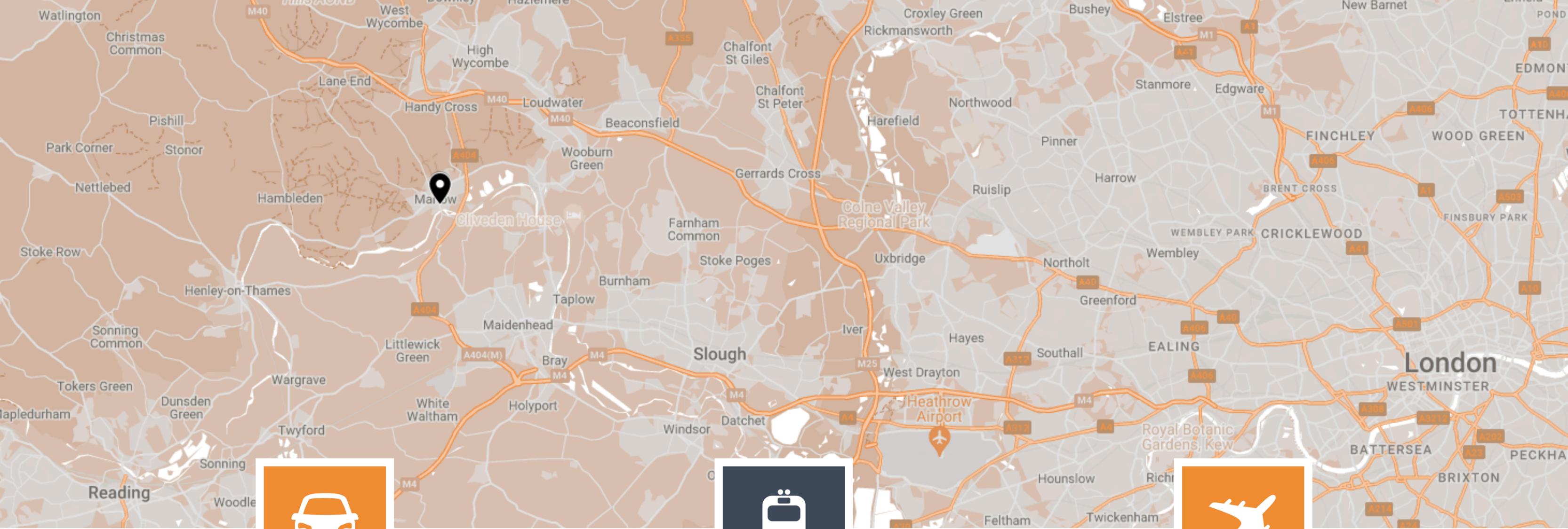
Marlow is an affluent and highly regarded riverside town, offering an exceptional business environment within Buckinghamshire. The town benefits from excellent connectivity, with convenient access to both the M40 and M4 motorways via the A404, making it well positioned for travel across the Thames Valley and beyond.

Chiltern House occupies a prominent and accessible position on Dean Street, placing occupiers within easy walking distance of Marlow's wide range of amenities, including cafés, restaurants and independent retailers. The property is also just a short stroll from Higginson Park and the River Thames.



- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 Riley Park
- 4 Dean Street Car Park
- 5 Lidl
- 6 The Oarsman
- 7 M&S Simply Food
- 8 Gail's Bakery
- 9 Caffé Nero





# 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

0.7 MILES TO MARLOW STATION

Walk to Marlow station in 14 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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March 2026.

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