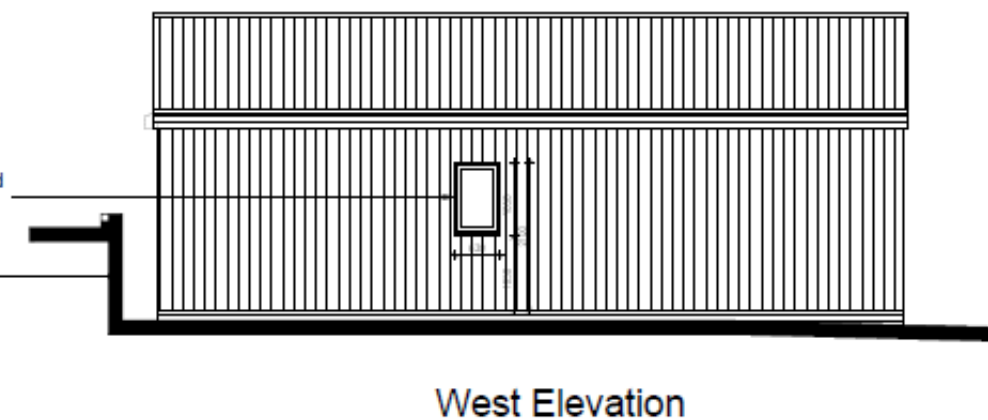
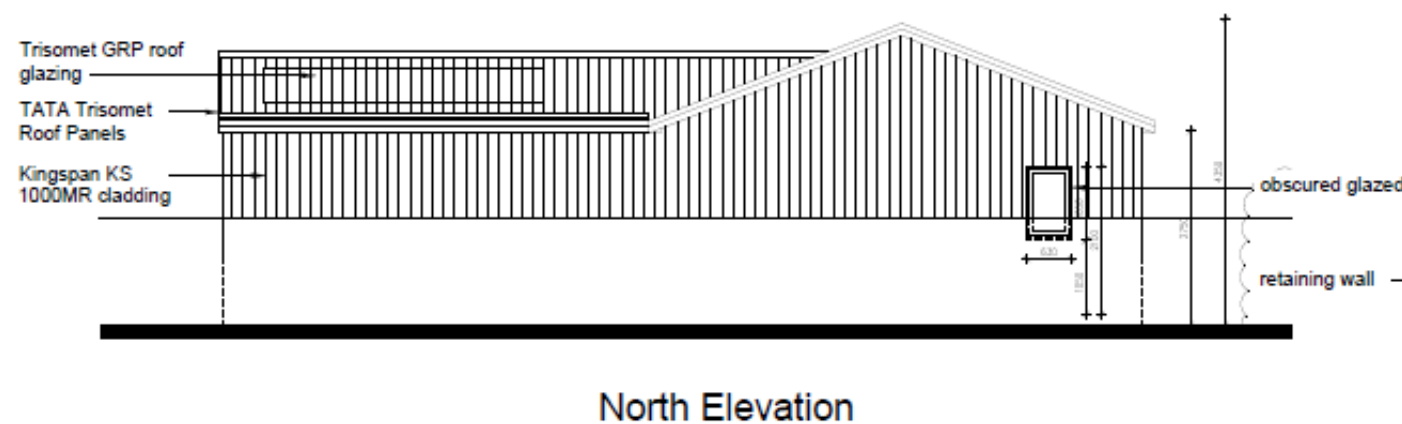


TO LET NEW BUILD BUSINESS UNITS

UNITS Z4 & Z5 ROSE BUSINESS ESTATE MARLOW BOTTOM, BUCKS, SL7 3ND

323 - 667 sq ft (30 - 62 sq m) approx. GIA



KEY INFORMATION

Suite:	sq ft*:	sq m*:	Rent +VAT pa:
Unit Z4	344	32	£8,600
Unit Z5	323	30	£8,075
Total	667	62	£16,675

Rateable Value: To be assessed

Lease: Available on a new lease direct from the landlord

Legal Fees: Each party to bear their own costs

EPC: To be assessed

Available: October 2026

DESCRIPTION

Two brand new, high-specification commercial units are currently under construction within this well-established and popular business estate in Marlow Bottom, with completion scheduled for October 2026.

The units will be available to let either individually or combined, offering excellent flexibility to suit a range of business needs. Designed to a modern specification, they will provide versatile accommodation suitable for, but not limited to, medical, office, storage or distribution uses.

SPECIFICATION



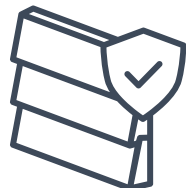
Kitchenette



WC's



3-phase power supply



Cladding

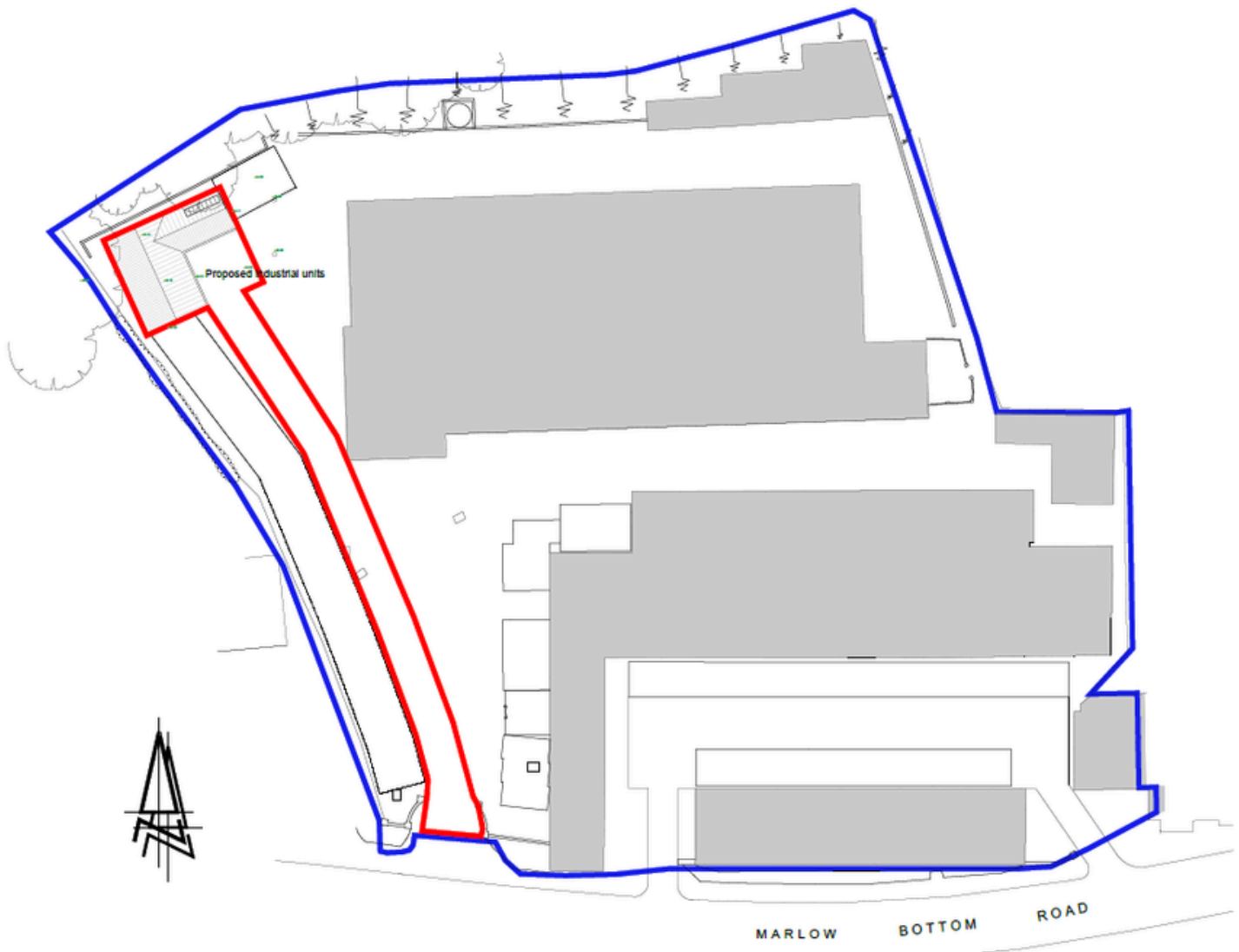


Roller shutter



New build

SITE PLAN



*Approximate Gross Internal Area, to be re-measured once built

Plans for illustrative purposes only. Not to scale.



Map Data: Google My Maps

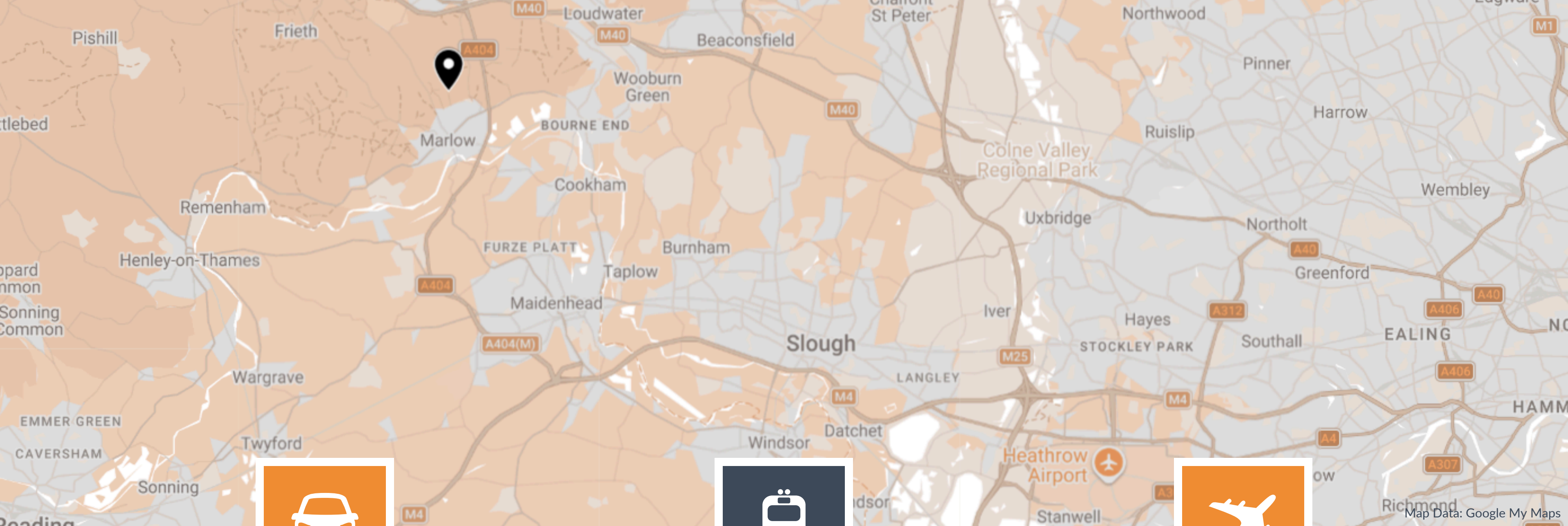
LOCATION

The Rose Business Estate is situated in a prominent position fronting Marlow Bottom Road, in the centre of Marlow Bottom, between Marlow and High Wycombe and with good access to the A404, M40 and M4 motorways and Heathrow Airport/London. The Rose Business Estate provides various types of small units suitable for a number of uses as industrial, workshop and storage together with on-site parking.

Occupiers at Rose Business Estate include Crystal Hearing Ear Care, Marlow Stoves, Marlow Studio Pottery, Mountain Images, The Sign Hut, Fangs FX and Grassbox Garden Machinery, among others.

- 1 Rose Business Estate
- 2 One Stop
- 3 Geezers Barbers
- 4 Oysters Fish & Chips
- 5 Rebellion Beer Co.
- 6 Great Marlow School
- 7 Marlow Church of England School
- 8 Globe Business Park
- 9 Lidl





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 8.6 miles.



TRAIN

2 MILES TO MARLOW STATION

Drive to Marlow station in under 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.



AIRPORT

22 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Marlow Bottom.

GET IN TOUCH

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



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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.

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

July 2026

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SORBON
— ESTATES —

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