



deriaz campsie

commercial property consultants | chartered surveyors

TO LET

TO LET - OFFICES 1,035-3,412 sq ft



- Wall mounted air conditioning units
- Gas fired central heating to radiators
- Plastered ceilings with fluorescent lighting
- Perimeter trunking

• **15-17, West Street, Marlow**

Town Centre Offices with parking

Rent: £77,500 per annum exclusive

www.deriazcampsie.com

T: 01628 495500 / 01753 854555



Property

15-17, West Street, Marlow, SL7 2LS

- **Location**

Situated in the town centre opposite Sainsburys Supermarket and close to all amenities, restaurants, banks etc. Marlow is a popular Thames side town with excellent accessibility to the motorway system via the Marlow Bypass A404M to M40 Motorway (2 miles) and M4 motorway (6 miles). Marlow Railway station provides regular services to London Paddington and Reading via Maidenhead
- **Description**

Period property with modern 2 storey rear extension built circa 1985 providing flexible accommodation. There are allocated 6/8 car spaces to the rear via Potts Place.
- **Accommodation**

Ground Flr rear	1,035 SQ.FT.	96.15 SQ.M.
First Flr rear	955 SQ.FT.	88.73 SQ.M.
First Flr Front	937 SQ.FT.	87.11 SQ.M.
Second Flr Front	485 SQ.FT.	45.02 SQ.M.
Total	3,412 SQ FT	317.01 SQ M
- **Terms**

Available on a new lease for a term to be agreed.
- **Rent**

Quoting rent for the whole £77,500 per annum exclusive.
- **Rates**

We are verbally advised that the RV is £41,250 pa. Please make your own enquiries with WDC 01494 461000
- **Legal Costs**

Both sides to bear their own.
- **VAT**

TBC
- **Viewing**

Through Sole Agents Deriaz Campsie
Contact Mark Potter/Paul Deriaz 01628 495500
Email: paul.deriaz@deriazcampsie.com/Mark.potter@deriazcampsie.com

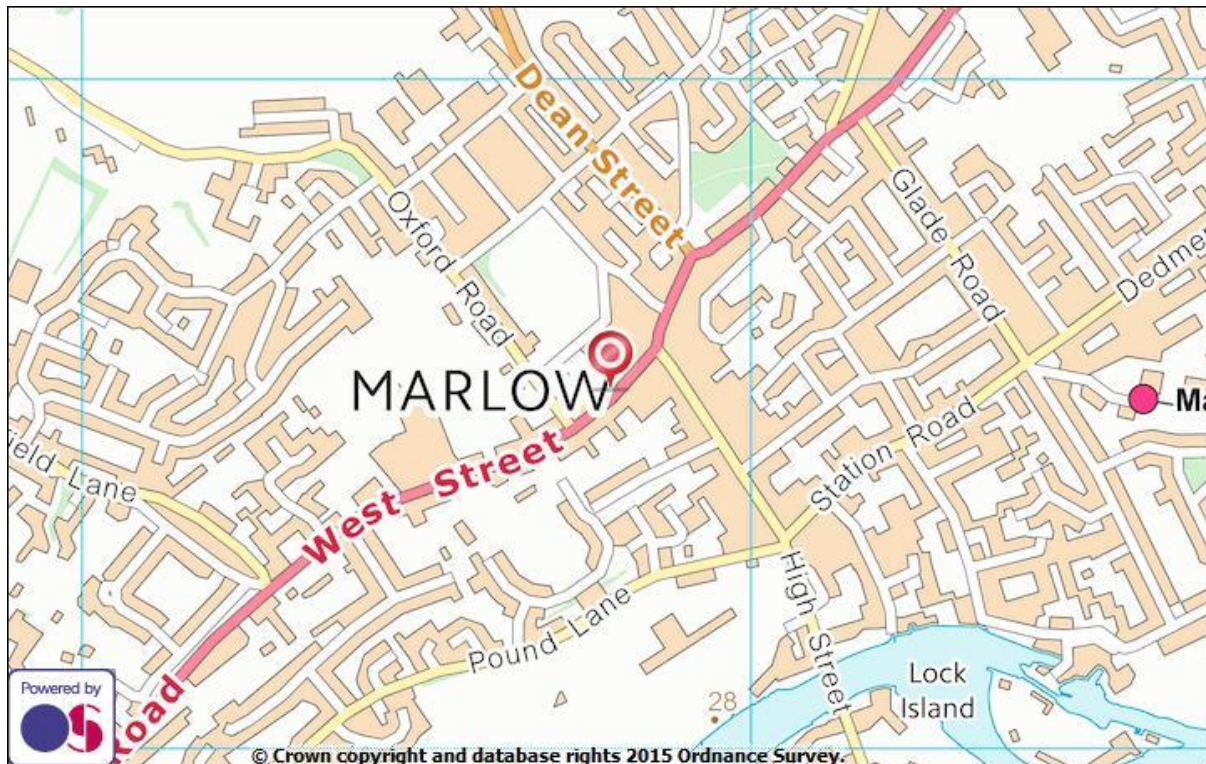


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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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