



deriaz campsie

commercial property consultants | chartered surveyors

TO LET

**MODERN TOWN CENTRE
OFFICES WITH PARKING**



43 High Street, Marlow, Buckinghamshire SL7 1BA

MODERN TOWN CENTRE OFFICES WITH PARKING

www.deriazcampsie.com

T: 01628 495 500

Windsor Office | Regency House, 4 Clarence Road, Windsor, SL4 5AD
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX

Property **43 High Street, Marlow, Buckinghamshire SL7 1BA**

- **Location**

Marlow is a sought after location with a number of large occupiers including Softcat, Merisant, Kyowa Kirin and Senheisser. The High Street is a popular place with retailers including The White Company, Charles Tyrwitt, W H Smiths and The Office.
- **Description**

The offices comprise two floors of a self-contained building located at the rear of 43 High Street. Access is via the main High Street entrance along with it's own independent entrance accessed off the rear car park and Institute Road. Six Demised parking spaces are included.
- **Accommodation**

Ground Floor - 890 sqft (82.67 sq.m.)
First Floor - 915 sq ft (84.99 sq.m.)
Total - 1,805 sq ft (167.67 sq m)
- **Terms**

A new year fully repairing and insuring Lease is to be granted for a term to be agreed.
- **Rent**

£40,650.00 per annum exclusive
- **Rates**

We are verbally advised by Wycombe District Council that the current rateable value is £25,250.00 Please make your own enquiries.
- **Legal Costs**

Each party to bear its own legal fees in this transaction.
- **VAT**

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
- **Viewing**

Strictly by prior appointment via the sole Agents
Contact - Mark Potter
T: 01628 495510 E: mark.potter@deriazcampsie.com

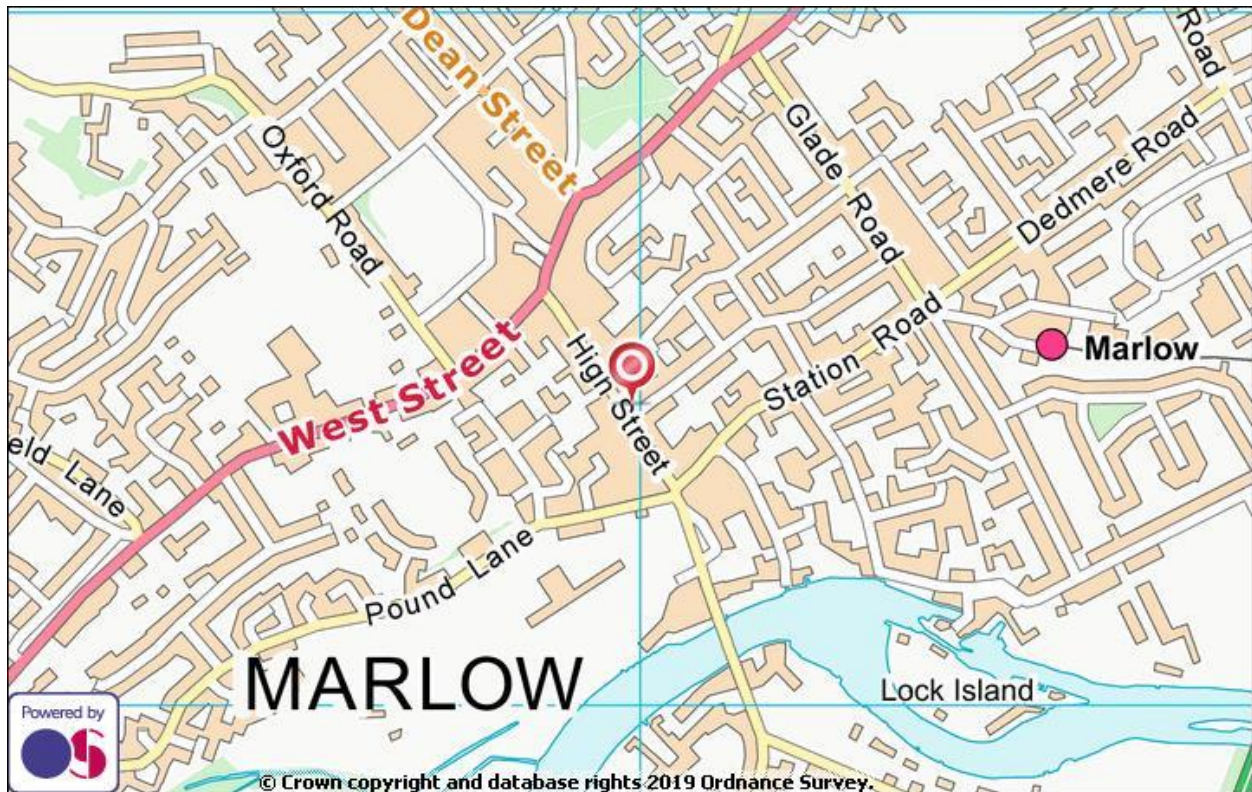
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Code of Practice

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

Disclaimer

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