

ECLIPSE, Globe Park, Marlow SL7 1YL

Location

Marlow is an attractive market town and established South East office centre, located 6 miles north of Maidenhead, 5 miles South of High Wycombe and 35 miles to the West of Central London.

Eclipse is located on Globe Park which is within close proximity to the A404, linking the town with Junction 4 of the M40 (3 miles) and Junction 8/9 of the M4 (8 miles). The M4 provides direct access on to Heathrow Airport.

Marlow railway station is 0.75 miles to the west, which provides services to London Paddington.

Description

Eclipse is undergoing extensive back to frame refurbishment to provide grade A accommodation. The building is a self-contained, two-storey office building situated to the front of the established business park. The property provides L-shaped floor plates and is predominantly open plan on the 1st floor with the ground floor being more cellular.

Specification

The property will benefit from:

- New Air conditioning
- New high performance external cladding to all elevations.
- Suspended ceilings with new LG7 lighting
- Integrated Cat II lighting
- Raised floors
- 8 person passenger lift with new lift core
- 110 parking spaces (ratio of 1:259)
- Revamped external landscaping
- EPC Rating – To be confirmed



Price

RENT: To be Advised

RATES: Not quoting

SERVICE CHARGE: Not quoting

Floor Areas

Floor	Sq Ft	Sq M
Reception	700	65
Ground	12,900	1,198
First	13,570	1,261
Total	27,170	2,524

Contacts

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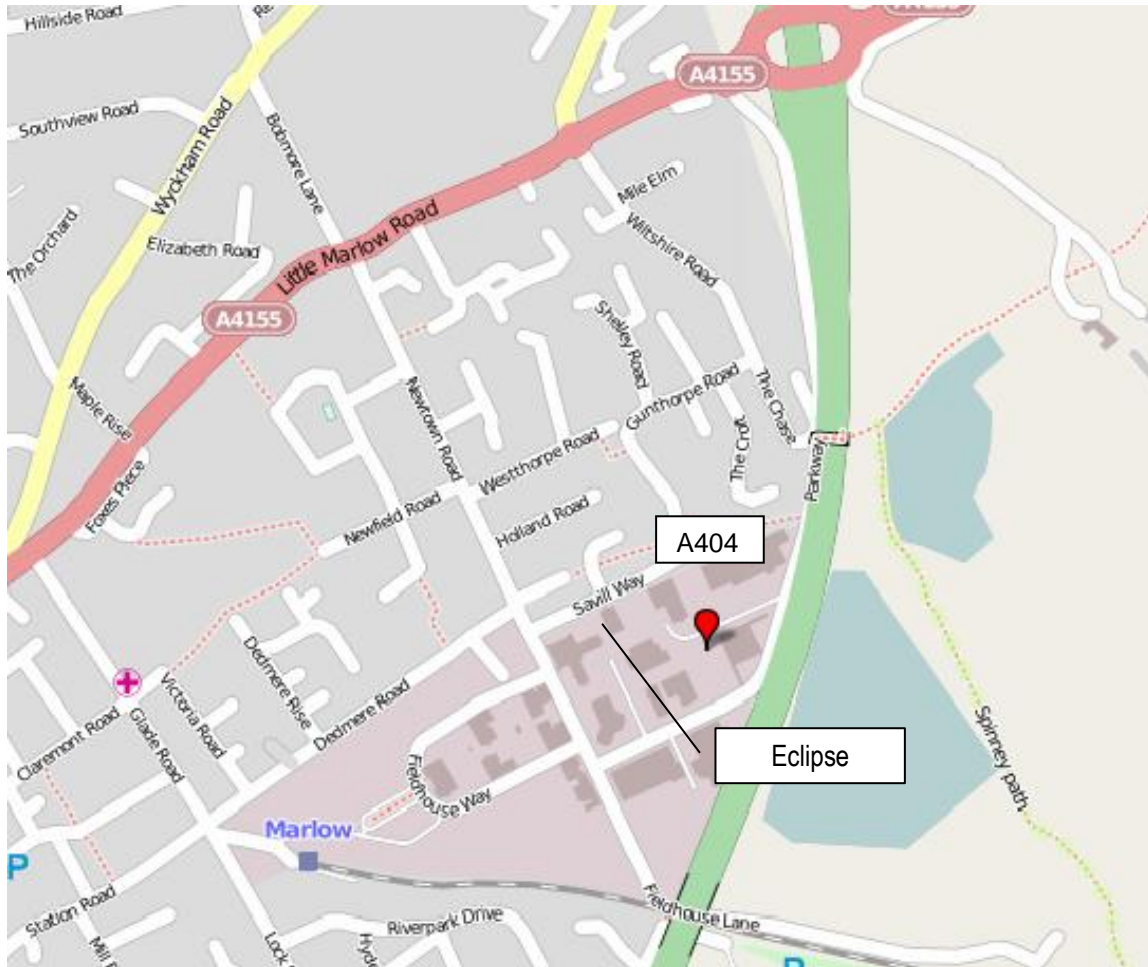
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Location Map



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