



deriaz campsie

commercial property consultants | chartered surveyors

FOR SALE

**SELF CONTAINED OFFICE
BUILDING - 3,300 SQ FT (306 sq m)**



- Excellent Parking
- Detached Building
- Kitchen Facilities

**81 Station Road, Marlow,
Buckinghamshire SL7 1NS**

DETACHED FREEHOLD OFFICE
BUILDING FOR SALE

www.deriazcampsie.com

T: 01628 495500

Property

81 Station Road, Marlow, Buckinghamshire SL7 1NS

- **Location**

The property is situated on Station Road, a well-established business location close to Marlow railway station and Globe Business Park. There is easy access to the High Street and all of the town centre amenities.. The A404M Marlow By-Pass and theron the M40 (Junction 4) and M4 (Junction 8/9).
- **Description**

Comprising a self-contained office building arranged over 3 floors with self-contained parking.
- **Accommodation**

Ground Floor Offices -	1,011 sq ft (93.90 sq m)
Kitchen	29 sq ft (2.70 sq m)
First floor offices	1,104 sq ft (102.55 sq m)
Kitchen	29 sq ft (2.70 sq m)
Male & Female WC	
Second Floor Offices	1,026 sq ft (95.30 sq m)
Store	49 sq ft (4.55 sq m)
Kitchen	59 sq ft (5.48 sq m)
TOTAL	3,300 sq ft (306 sq m)
- **Terms**

Freehold for sale - offers in excess of £1,350,00.00 (vacant possession May 2021).
- **Rates**

We are verbally advised by WDC that the current RV is £38,000 for 2018/19. Please make your own enquiries.
- **Legal Costs**

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

TBC
- **VAT**

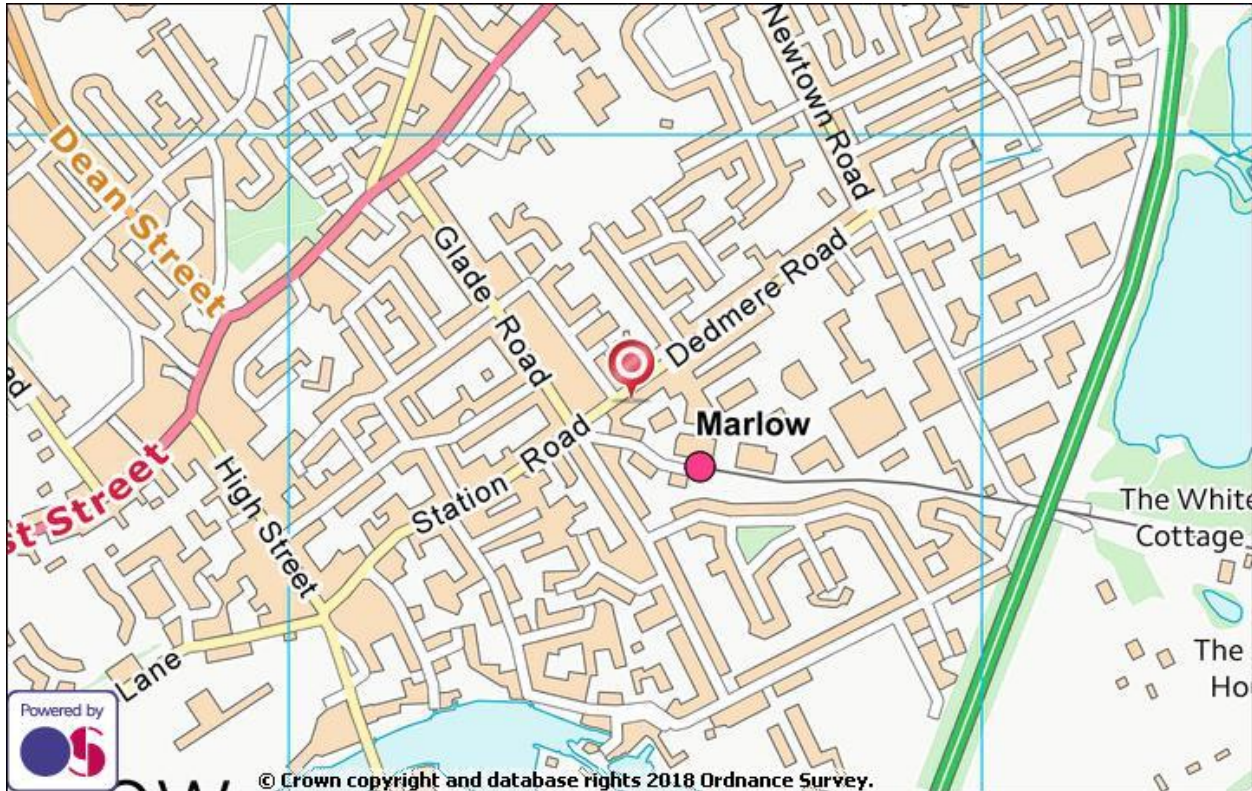
Unless otherwise stated all prices referred to or quoted in connection with this property do not include VAT which may be chargeable.
- **Viewing**

Strictly by prior appointment via the Sole Agents:
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.commercialeasecodeew.co.uk

Disclaimer

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