



Commercial Property Consultants

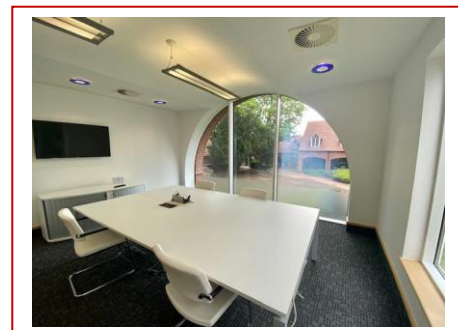
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

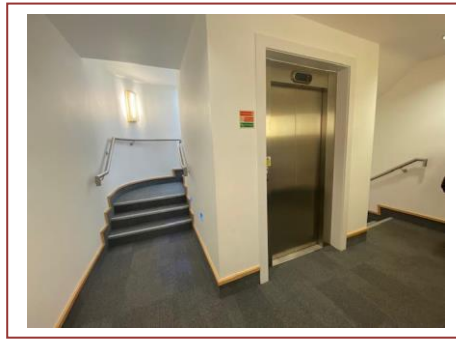
**High quality fitted out office space
at Liston Exchange, located in the heart of
Marlow town centre**

Liston Exchange Cromwell Gardens Marlow Bucks SL7 1BG



TO LET

**2,251 SQ.FT. (209.12 SQ.M) TO 8,279 SQ.FT. (769.14 SQ.M)
APPROX. NET INTERNAL AREA**



LOCATION – Liston Exchange is situated in the heart of Marlow town centre and commands a prominent position with surrounding gardens located just off Marlow high street in the pedestrianized area of Liston Court.

The building is a short walk from Marlow train station (8 minutes), providing direct links to nearby Maidenhead for the London Paddington service.

DESCRIPTION – A detached property with accommodation split over ground, first and second floors, and a dedicated car park to the rear. The available accommodation is located on the ground and first floors which can be acquired as a whole or on a floor by floor basis.

| | | |
|--|---------------------|--------------------|
| First Floor | 6,028 sq.ft. | 560.02 sq.m |
| Ground Floor | 2,251 sq.ft. | 209.12 sq.m |
| TOTAL Approx. Net Internal Area | 8,279 sq.ft. | 769.14 sq.m |

Facilities include:-

- High quality fit-out in situ
- Multi zone VRV air conditioning
- LED lighting
- Raised floor
- Suspended ceiling
- 8 Person passenger lift
- Bike storage
- Shower facilities
- Car parking

TERMS - The ground and first floors are available as a whole or in part by way of a Sublease for a term until August 2024, excluded from the Landlord & Tenant Act 1954. Alternatively, a new longer lease may be available directly from the Landlords.

RENT - £28.00 per sq.ft. per annum. The rent is exclusive of all other outgoings, including business rates, utilities, estate charge, and plus VAT.

SERVICE CHARGE – Approximately £7.00 per sq.ft.

RATES PAYABLE - £7.73 per sq.ft.

EPC RATING: To be confirmed.

FOR FURTHER INFORMATION CONTACT JOINT SOLE AGENTS:

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