



FIRST FLOOR OFFICE TO LET

2 DUKES PLACE

MARLOW, BUCKINGHAMSHIRE, SL7 2QH

450 sq ft (41.81 sq m)

TOWN CENTRE OFFICE TO LET

Size: 450 sq ft

Rent: £11,250 +VAT pa

Rateable value: £9,800

Rates payable: £4,890.20 pa (small business rates relief may apply)

VAT: Applicable

Legal Fees: Each party to bear their own costs

EPC Rating: Upon enquiry

The accommodation on offer is a recently refurbished office suite located on the first floor above the retail shop 'Shoe Emporium,' within the charming town of Marlow.

This office is now vacant and ready for immediate occupancy. Boasting an abundance of natural light with windows at both the front and rear, the space provides a welcoming and productive environment.

This is an excellent opportunity to secure a bright and modern office space in a prime location.



SPECIFICS

The accommodation offers a high quality specification including the following:



Entry phone system



Carpeting throughout



Kitchenette



Great natural light



1 car parking space



Shared WC facilities



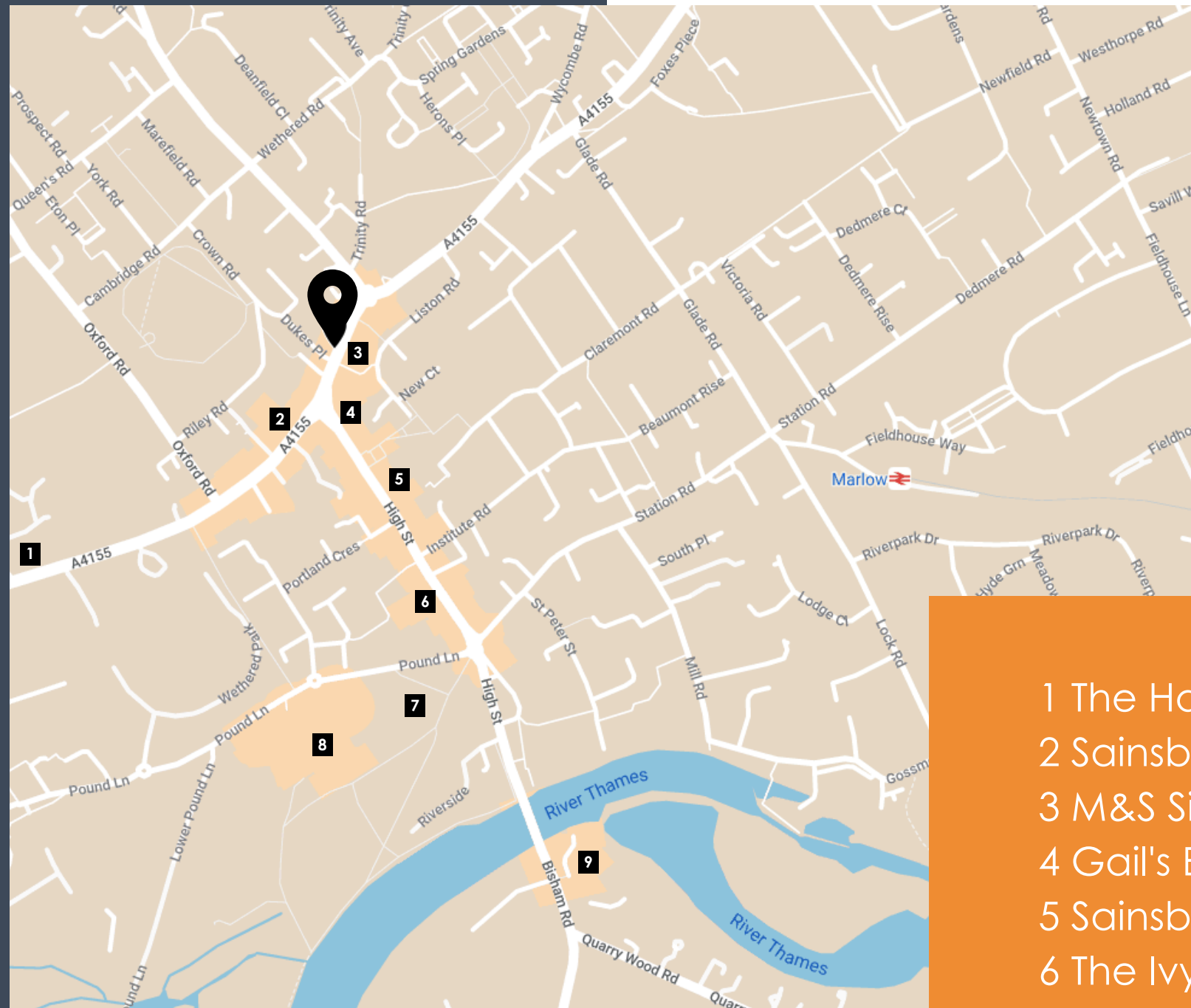
Recently refurbished



LOCATION

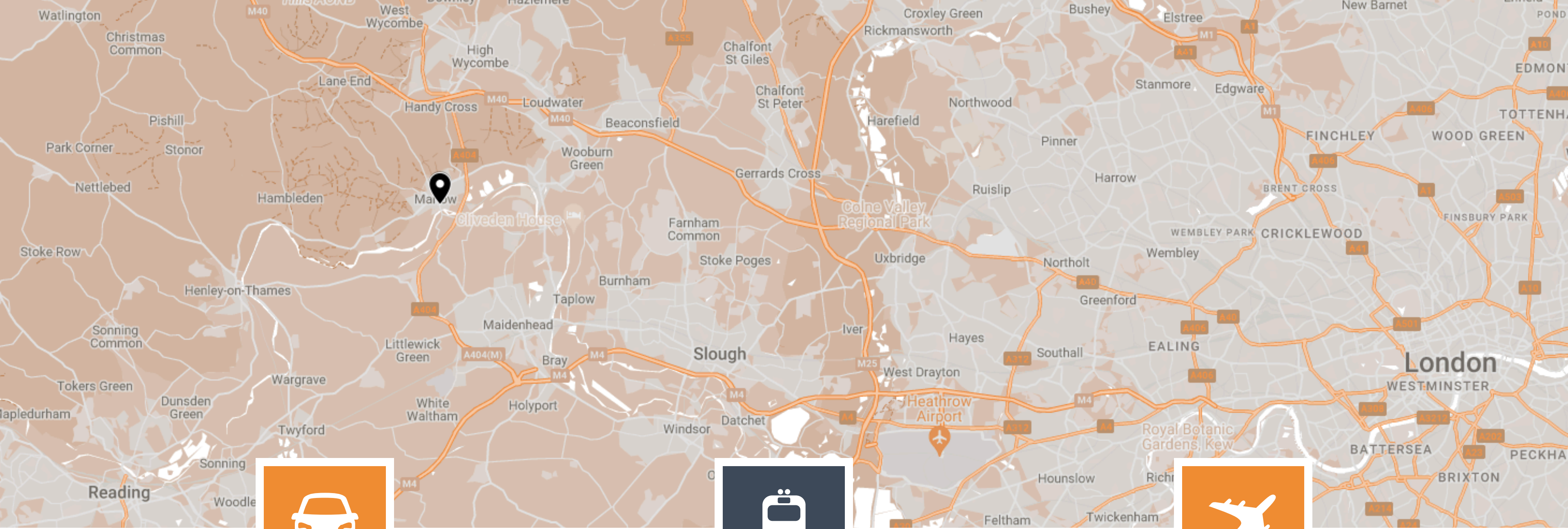
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

2 Dukes Place benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, banks, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 M&S Simply Food
- 4 Gail's Bakery
- 5 Sainsbury's Local
- 6 The Ivy Marlow Garden
- 7 Higginson Park
- 8 Court Garden Leisure Complex
- 9 Macdonald Compleat Angler





CAR

3 MILES TO J4 OF M40

The A404 connects Marlow to J4 of the M40 in 3 miles and to J8/9 of the M4 in 6.8 miles.



TRAIN

0.5 MILES TO MARLOW STATION

Walk to Marlow station in 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.



AIRPORT

20.6 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Marlow.

GET IN TOUCH



James Garvey

01494 460258
07471 996320
jg@chandlergarvey.com

Neave DaSilva

01494 796054
07827 908926
nds@chandlergarvey.com

For further information
or to arrange an
inspection please
contact our agent.

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