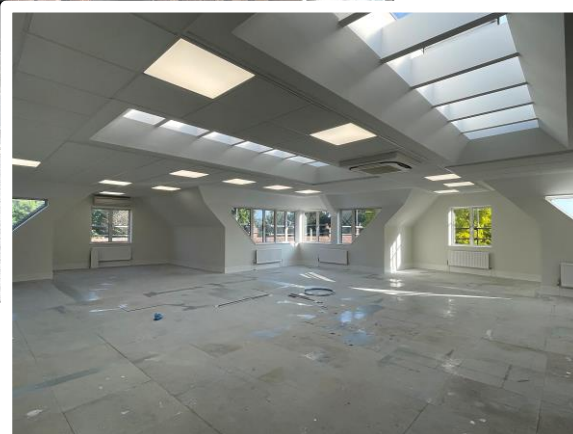


MODERN OFFICE BUILDING TO LET, MAY SELL

UNDER
REFURBISHMENT



FROM **3,014**sq.ft. — **6,071**sq.ft. approx N.I.A

Abbey House
28 Chapel Street
Marlow
SL7 1DD

PRELIMINARY MARKETING DETAILS
*****TO BE REFURBISHED*****

kemptoncarr.co.uk | Marlow Office 01628 771221



Location & Description

Marlow is an attractive Thameside town with easy access via the Marlow Bypass (A404M) to the M40 motorway (J4) and M4 motorway (J8/9).

The property is situated within the centre of Marlow, on the junction of Chapel Street and Liston Road, near to the main pay and display public car park, within easy access to various national and independent shops, banks and restaurants.

The accommodation is situated over three floors with private ground floor entrances. The accommodation is undergoing refurbishment and provides open-plan work space in a modern environment with coffee stations and male / female WC's. The offices have the benefit of new recessed LED lighting, perimeter trunking, central heating, double glazing, new carpeting, new decoration and private gated car parking.

	Sq. Ft.	M2
Building 1, Grd, 1 st & 2 nd floors	3,014	280
Building 2, Grd, 1 st & 2 nd floors	3,057	284
TOTAL	6071	564

Approx net internal area (NIA)

Terms

A new full repairing and insuring lease is available for the whole or in two parts, direct from the landlord, with terms to be agreed by negotiation.

Rent: from £22.50psf per annum exclusive

Sale: Offers for the property to be sold with vacant possession will be entertained. Do note that there is a preference to relet, over a sale, freehold offers will therefore need to be attractive.

Business Rates

The billing authority is Buckinghamshire Council.

Rateable Value: £108,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs / VAT

Each party to bear their own legal costs incurred in the transaction.

The property IS elected to pay VAT.

EPC rating

TBC following completion of refurbishment works

AMENITIES

- ***TO BE REFURBISHED***
- Ground Floor Entrances & offices
- First & Second Floor Open Plan Accommodation
- Toilet Facilities
- Coffee Stations
- Air Cooling
- New LED Lighting
- New Decoration
- New Carpeting
- Undercroft Car Parking with Remote Shutter
- Town Centre Location

Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

01628 771221

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

01628 771221

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS