



Marlow
International

PARKWAY SL7 1YL

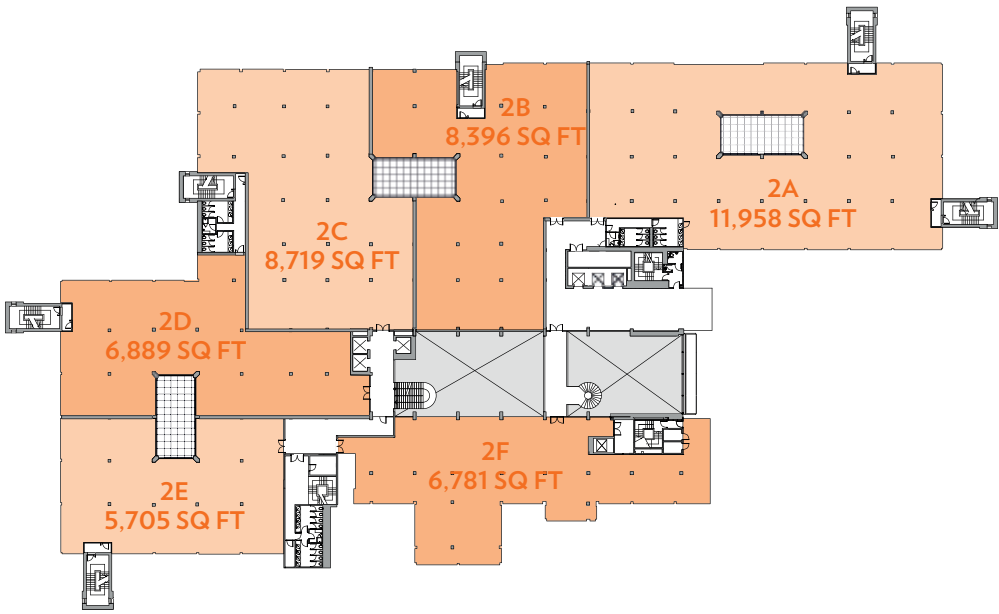
5,705 - 51,381 sq ft of Grade A office accommodation

The Building

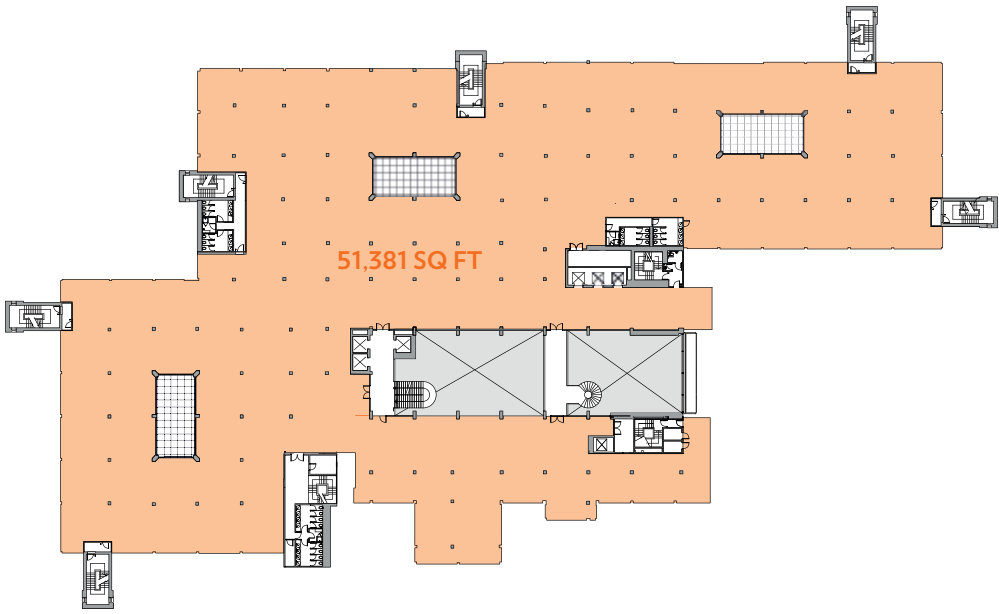
The property comprises a major landmark headquarters office building providing 5,705 – 51,381 sq ft of Grade A office accommodation to let

- Four pipe fan coil air conditioning system
- Fully accessible raised floors with 150 mm void throughout the building
- 2.6m floor to ceiling height
- Suspended ceilings with recessed lighting
- Central full height atrium with a fully glazed roof
- 7 x 13 person passenger lifts
- Fully fitted and equipped 500 cover restaurant
- Excellent car parking ratio of 1:260 sq ft.

Demise	sq ft	sq m
Second floor	5,705 – 51,381	530 – 4,773



Second floor - Split



Second floor - Whole

Not to scale. For indicative purposes only.

Location

Marlow is an attractive market town set on the River Thames in the county of Buckinghamshire.

Marlow is close to the Berkshire border, near Maidenhead and Henley. The town benefits from a number of 4 and 5 star business hotels plus high class local amenities including The Compleat Angler and the Michelin starred restaurant The Hand and Flowers.

Communications are excellent; by road the town is adjacent to the A404 (M) which connects the M4 (J8/9) 8 miles south with the M40 (J4) 3 miles north. Marlow is situated in the heart of the Thames Valley just 33 miles west of Central London, 20 miles north west of Heathrow Airport and 14 miles east of Reading.

Marlow railway station offers a regular service to Maidenhead (23 minutes) which connects with London Paddington (22 minutes) or Reading (45 minutes). The future Crossrail Services through to Central and East London will drastically reduce travel times.

The proximity of Heathrow, one of the worlds' largest and busiest airports provides an air bridge to most parts of the world. The combination of strategic location, attractive town and educated workforce has attracted a number of occupiers to Marlow including Allergan, Ikon, Aptos, Amicus and Whistl.



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