Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

Refurbished Office Suites with Car Parking Within Walking Distance to Marlow High Street

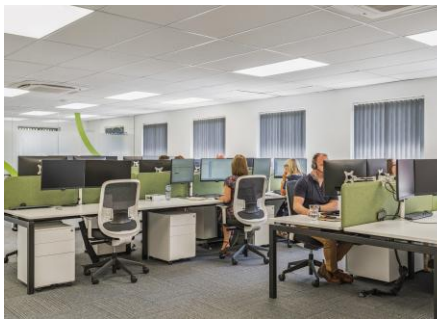
Mere Park, Dedmere Road
Marlow
Bucks SL7 1FJ













From Approx. 413 sq.ft. (38.36 sq.m) – 815 sq.ft. (75.71 sq.m) approximate Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION - **MERE PARK** is within a 5 minute walking distance of Marlow High Street's vibrant café culture, bars, shops, restaurants and river Thames. Membership and pay-as-go leisure clubs also within a 5 minute walk, with the train station and local pub within 2 minutes. Highly accessible by a 10-minute drive to the M4 & M40.



DESCRIPTION - Newly refurbished, offering flexibility on size and space. Landlord RMWF is a family business with on-site office, responsive to client needs. We are a small business park in a quiet setting, catering to large and small businesses, with the nearby buzz of Marlow.

ACCOMMODATION (approximate Net Internal Areas)
Flexibility to increase/decrease size and space

James House		**Thames House**	**FULLY LET**
Suite D1, First Floor	**LET**	**Alexander House**	**FULLY LET**
Suite A1, First Floor	735 sq.ft.	**Mere House**	**FULLY LET**
Second Floor	413 sq.ft.	**Park House**	**FULLY LET**
	570 sq.ft.		

Regency House	
Suite 4, First Floor	815 sq.ft.
Suite 5, Second Floor	**LET**
Suite 6, Second Floor	738 sq.ft.

SPECIFICATION

- Allocated parking on-site
- Air conditioning
- Lifts to offices*
- Swish fibre available
- On-site management office, respected landlord
- Bike racks and EV charging points
- Natural light and LED lighting
- Mix of shared and private kitchens & bathrooms

*Lifts installed in James House, Alexander House and Thames House.

TERMS - Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

RENT - On application. The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

RATES - Rateable Value: To be confirmed.

LEGAL COSTS - Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING: C – 71.

TESTIMONIALS:
LEGAL 500 FIRM, MOORCROFTS CORPORATE LAW: "We have been tenants of RMWF at Mere Park for over 10 years. Our experience working with Kelly has been nothing but positive"

RBS ASSOCIATES, Independent Financial Advisors: "We've been in Mere Park for approaching 20 years and cannot fault the landlords. Kelly is flexible and adaptable and deals with any issues with a smile. That's not always been our experience in offices elsewhere, and I have no hesitation recommending Mere Park."

DRIVE THE DEAL, Broker: "Mere Park is very well run, with all maintenance up-to-date, and any issues dealt with very promptly. Kelly has always been a supportive landlord and I'd have no hesitation in recommending Mere Park to any prospective tenant."

LACKA FOODS LTD, part of Weetabix: "We've been here nearly 10yrs. A couple of years ago, RMWF negotiated a deal on energy which saved the whole Park money. It's a good place to rent offices, in a great location."

VIEWING - Strictly by appointment through Sole Agents:

Duncan Bailey Kennedy
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