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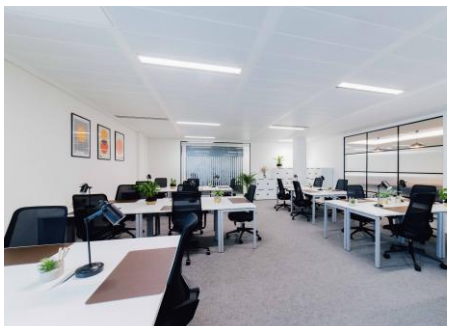
PROPERTY PARTICULARS

Private Offices and Co-Working Space

Marlow International
Parkway
Marlow
Bucks SL7 1YL













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 LLP. 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
Situated in the affluent Thameside town of Marlow, only 35 miles from Central London and within the heart of the Thames Valley, Marlow International serviced offices are ideal for businesses looking to be close-by to Central London, but not directly within the City Centre.

The property is located just a few minutes' drive to the A404, 6 minutes' drive to the M40 (Junction 4), and a 10-minute drive to the M4 (Junction 8/9), whilst Heathrow Airport is a 24-minute drive. Marlow train station (to London Paddington) is within a short drive or 20-minute walk, and up to a 15-minute drive to Maidenhead (Elizabeth line) and High Wycombe (Chiltern line to London Marylebone, Oxford, Birmingham) train stations. Bus routes 800 and 850 pass through Marlow International, being a 3-minute walk of the property.

Perfect for retail and social heaven, Marlow International is situated just a 17 minute walk to Marlow High Street, which offers a variety of cafes, bars and restaurants, making it perfect for lunch or after work drinks with colleagues. Alternatively, you may wish to visit green spaces like Higginson Park and Little Marlow Lakes, which are just a short distance away.

DESCRIPTION
Marlow International is home to some well-known and leading businesses, making it the perfect choice to locate your business from. If you are looking for prime office space in the heart of the Thames Valley with first-class amenities, flexible terms and a support team on hand, this stunning building has everything you need to thrive.

The private offices, meeting rooms, and co-working spaces are beautifully designed - and well thought-out too. Extra sound proofing and more desk space has been installed into the offices, so you can work free from distraction and unwanted noise.

That's not all: add in our concierge service, flexible terms and bespoke design service, and you've got the perfect workspace to set you up for success.

FEATURES

- ❖ Supercharged Connectivity 10g
- ❖ Hi Speed Wi Fi
- ❖ CCTV Monitoring
- ❖ Phone Booths
- ❖ Tech Enabled Meeting Rooms
- ❖ Climate Control
- ❖ Collaboration Services
- ❖ In-house Cafe
- ❖ Concierge Service
- ❖ On-Site Parking
- ❖ Secure Cycle Storage
- ❖ Shower & Changing Facilities

AMENITIES

- Serviced Offices: Per Person – From £330 per month / Larger Teams – Please contact us.
- Virtual Offices: Starting at £59 per month.
- Coworking: Starting from £159 per month.
- Meeting Rooms: Hourly – from £36 / Half Day – from £130 / Full Day – From £230.

ENERGY PERFORMANCE RATING – B - 29.

VIEWING – For further information or to arrange a viewing, please contact:-

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