Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

VAT NOT APPLICABLE

ON THE PURCHASE

PRICE

PRELIMINARY PARTICULARS

Unique Opportunity to Purchase a Boutique Office in the Heart of Marlow Town Centre

Indzine House
Victoria Road
Marlow, Bucks, SL7 1DW













FREEHOLD FOR SALE

631 SQ.FT. (58.71 SQ.M) APPROXIMATE NET INTERNAL AREA

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
Indzine House is situated in the heart of Marlow town centre in Victoria Road, being located just off Glade Road. The M40 and M4 are accessible via the nearby Marlow Bypass.

The building is a short walk from Marlow train station, providing direct links to nearby Maidenhead for the London Paddington service.

DESCRIPTION
A detached former residential property, Indzine House has been fully fitted for modern office use. The ground floor provides an office/meeting room, kitchen/breakfast area and toilet, whilst the first floor comprises two open plan office areas.

There is on street parking available in front of the building.

ACCOMMODATION (Approximate Net Internal Area)

Ground and First Floor - 631 sq. ft. (58.71 sq. m)

FEATURES

- Double Glazing
- Electric Heating
- Kitchen and WC Facilities
- Laminate Flooring

TERMS
Our client seeks offers in the region of £375,000 for their freehold interest, subject to contract.

VAT
We understand from the Vendor that VAT is not applicable on the purchase price.

RATEABLE VALUE
The Valuation Office website indicates a 2026 Ratable Value of £10,000. Rate in the £ for 2026/27 is 43.2 pence. However, Small Business Rates Relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE RATING: D - 86.

VIEWING – By appointment with the Sole Agents:

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