Duncan Bailey Kennedy
www.dbk.co.uk

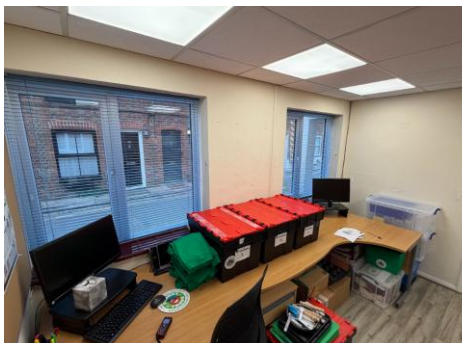
Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

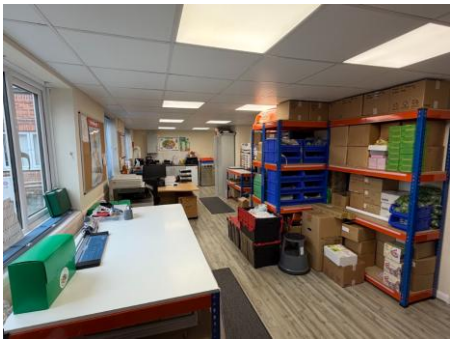
TOWN CENTRE CLASS E BUSINESS UNIT

Ground Floor West Wing, Spracklen House
Dukes Place, Marlow
Bucks, SL7 2QH









688 sq.ft. / 36.9 sq.m (NIA)
Suitable For A Variety Of Uses Under Class E Such As Offices, Beauty, Educational, Medical, Clinics

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
Marlow is a prosperous Thameside town adjacent to the A404 Marlow Bypass, which links the M4 and M40 motorways. The property is located within the heart of Marlow town centre and a short walk of a wide range of shops, restaurants, pubs and cafes that make Marlow one of the most fashionable Thameside towns.

DESCRIPTION
The accommodation available is situated at ground floor level of this two-storey modern commercial building. The suite is presented in excellent order throughout, being self-contained and providing a mix of open plan and smaller offices. There is one parking space allocated to the property. The property has front and rear access.

The property would be suitable for a variety of uses under Class E such as offices, beauty, educational, medical, clinics and other uses, subject to the necessary planning consents.

ACCOMMODATION (Approximate Net Internal Area)

Right Hand Side Office Suite: 63.9 sq m / 688 sq ft

TERMS
A new effective full repairing and insuring lease for a term to be agreed by negotiation.

RENT
£16,500 per annum.

The above rents are exclusive of business rates, service charge, insurance and utilities.

VAT
VAT is not applicable on the rent.

RATEABLE VALUE
The Valuation Office website indicates a 1st April 2026 Rateable Value of £9,800. Rate in the £ for 26/27 is 43.2p. Business rates relief may apply.

ENERGY PERFORMANCE RATING
C - 58.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy

FAO: Tom Good / Liam Ash / Jim Sheldon
T: 01494 450951
E: tomg@dbk.co.uk / liama@dbk.co.uk / jims@dbk.co.uk