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TO LET

Unit 1 Duo, Globe Business Park

Fieldhouse Lane, Marlow, SL7 1LS

Modern High Bay Industrial / Warehouse Unit with Gated Yard

20,222 sq ft

(1,878.69 sq m)

- Clear height 9m
- Gated yard with 27m depth
- 2x Electric roller shutter doors
- 37.5kN sq m floor loading
- 3 Phase power (Approx. 380kVa)
- Passenger lift
- W/C's & shower
- High quality fitted office accommodation with comfort cooling & heating

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Summary

Available Size	20,222 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the local rating authority to obtain this figure.
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (34)

Description

Unit 1 Duo comprises a modern high bay steel portal frame industrial / warehouse unit with a fenced yard area. Fitted high quality ancillary office accommodation is situated on the first floor and an open plan warehouse situated on the ground floor. The unit benefits from a clear internal height of 9m and is accessed via 2x full height electric loading doors serviced by a secure yard area of 27m depth.

Location

The site is situated on the Globe Business Park, a mixed use business park which is located to the east of Marlow town centre, adjacent to the A404. The property is accessed off Fieldhouse Lane which connects onto Parkway, the main thoroughfare through Globe Park from the A404.

Marlow is located on the River Thames in Buckinghamshire, approximately 45 kilometres (28 miles) to the west of London and 35 kilometres (22 miles) south east of Oxford. The town is situated 6.5 kilometres (4 miles) south of High Wycombe and 6.5 kilometres (4 miles) northwest of Maidenhead.

Communications to Marlow are very good. Access to the A404M is approximately 1.5 kilometres (1 mile) to the east of the town centre, from which Junction 4 of the M40 is approximately 3.5 kilometres (2 miles) to the north and Junction 8/9 of the M4 at Maidenhead is about 11 kilometres (7 miles) to the south.

Accommodation

All measurements are approximate and measured on a gross external area basis.

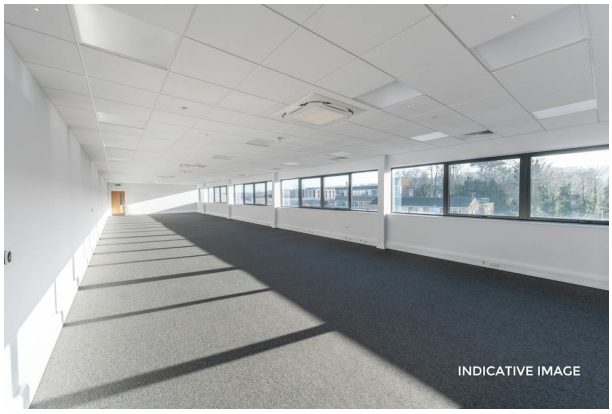
Description	sq ft	sq m
Ground Floor Warehouse	17,940	1,666.68
First Floor Office	2,282	212
Total	**20,222**	**1,878.68**

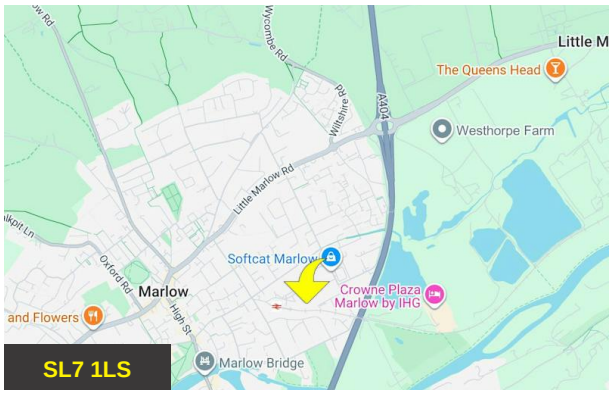
Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.





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