

# PRESTIGIOUS OFFICES OVERLOOKING RIVER THAMES - **TO LET**



**1,953Sq.Ft. (181Sq.M.) approx N.I.A.**

Court Garden House

Pound Lane

**Marlow**

Bucks

SL7 2AE

**Car Parking Available - Exceptional River Views**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Marlow office 01628 771221



## Location

The premises are situated adjacent to the Marlow Bridge over the River Thames, close to the town centre within Higginson Park. Marlow is located on the A404 which provides easy access onto the M4 & M40 networks.

## Description

The accommodation forms part of Court Garden House, an attractive prestigious, period property with exceptional views overlooking the River Thames. The office suite is accessed from a grand communal reception in which a private entrance can be found. This entrance leads to a staircase providing access to the offices at first floor level. In addition to the offices, which are configured across 4 rooms, a kitchen and private toilet facilities can be found.

Internally, the offices are in need of decoration, which the landlords are happy to incentivise a prospective tenant to undertake to meet their own company needs.

Car parking permits, we are advised, are available from the local authority.

## EPC

C-73

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

## Accommodation

	Sq.Ft.	Sq.m
<b>TOTAL</b>	<b>1,952</b>	<b>181</b>

*Approx net internal area (NIA)*

## Terms

Rental: from £12psf per annum exclusive.

The rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The current service charge budget for the suite is £5,400 per annum.

The premises are available on a new lease, direct from the landlords.

## Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £33,500

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.



## Viewing and further information



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