

MEDINA &
MERIDIAN
MARLOW

TWO ADJACENT COMPREHENSIVELY REFURBISHED
HEADQUARTER OFFICE BUILDINGS

23,000 & 16,500 SQ FT TO LET

WWW.OFFICESMARLOW.COM



TWO DETACHED OFFICE BUILDINGS
TOTTALLING 39,500 SQ FT WITH THE
POTENTIAL TO LINK





COMPREHENSIVE REFURBISHMENT TO CATEGORY A STANDARD WITH EPC TARGET B

LOCATION

Medina and Meridian are located in the prestigious Marlow Business Park, within walking distance of Marlow town centre, Marlow train station and the River Thames.

Marlow is a major South East office location and companies such as Allergan, Dun & Bradstreet, ICON Consulting and TNT have been attracted by the highly skilled workforce, attractive environment and excellent communications.

DESCRIPTION

Medina and Meridian are currently being extensively refurbished to Cat A standard. When complete, the existing envelopes of steel frames with brick elevations and pitched roofs will enclose brand new office buildings.

SPECIFICATION

- Two dedicated separate site entrances and exits
- New raised floors (circa 150mm void)
- New VRF air conditioning
- EPC target B
- Excellent natural light
- New metal suspended ceilings with recessed LED lighting
- New 10 person passenger lift
- Male and female WCs on each floor
- Secure parking, with number plate recognition technology, for 204 cars at a ratio of 1:194 sq ft
- Cycle storage and shower facilities



THE TOWN HAS
EXCEPTIONAL RETAIL,
HOTEL AND LEISURE
FACILITIES

MARLOW

Marlow has an attractive town centre, located adjacent to the River Thames. The town has exceptional retail, hotel and leisure facilities, a good mix of well-known restaurants and bars and a thriving business community.

Marlow is easily accessible from the M40 (J4) to the north and M4 (J8/9) to the south via the A404(M) which connects both motorways. They in turn link into London, only 37 miles away and Heathrow Airport, only 22 miles. Maidenhead is just 6 miles away, accessible by rail and road, and has regular trains to London Paddington.

COMMUNICATIONS

A404(M)	1 mile
M40 (J4)	3 miles
Maidenhead	6 miles
M4 (J8/9)	7 miles
Heathrow Airport	22 miles
London	37 miles
London Paddington (from Maidenhead)	37 minutes
London Paddington (from High Wycombe)	44 minutes

Source: Google maps and National Rail website

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

On application.



ACCOMMODATION

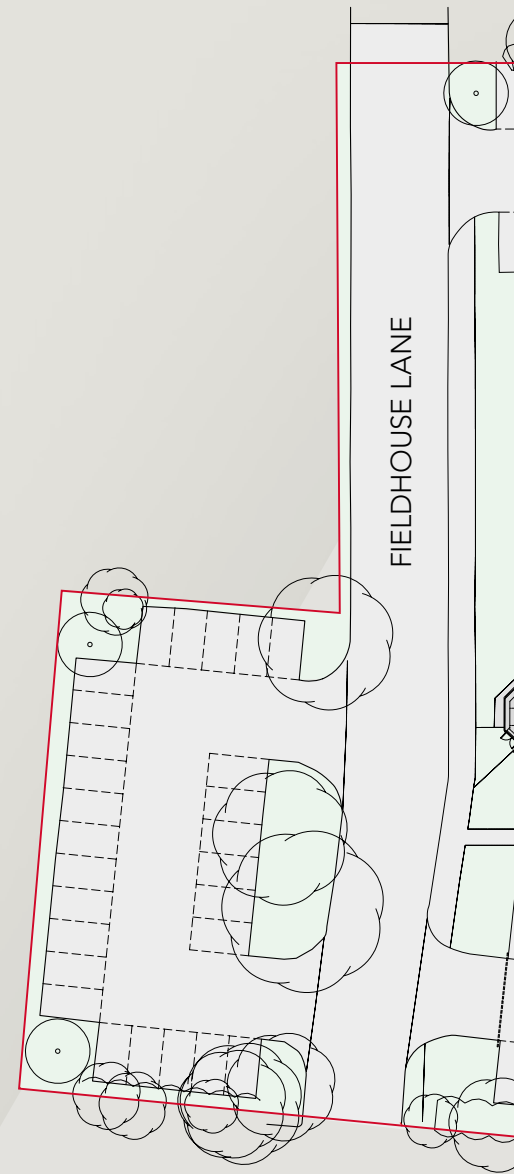
MERIDIAN

Floor	sq m	sq ft
Reception	64	689
Ground floor	665	7,158
1st floor	671	7,223
2nd floor	146	1,572
Total	1,546	16,642

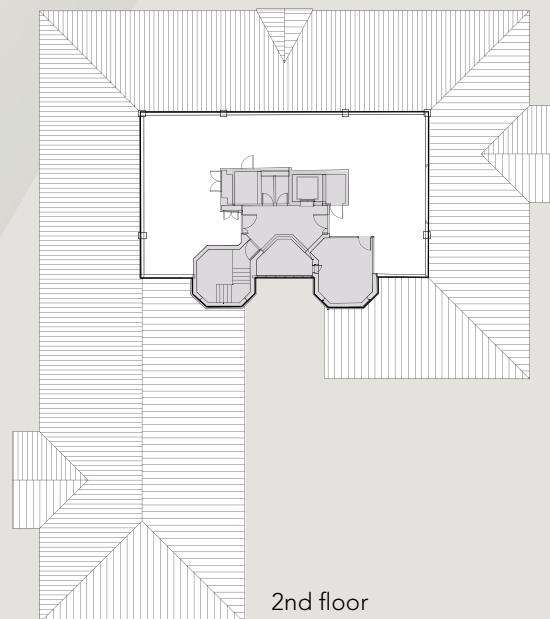
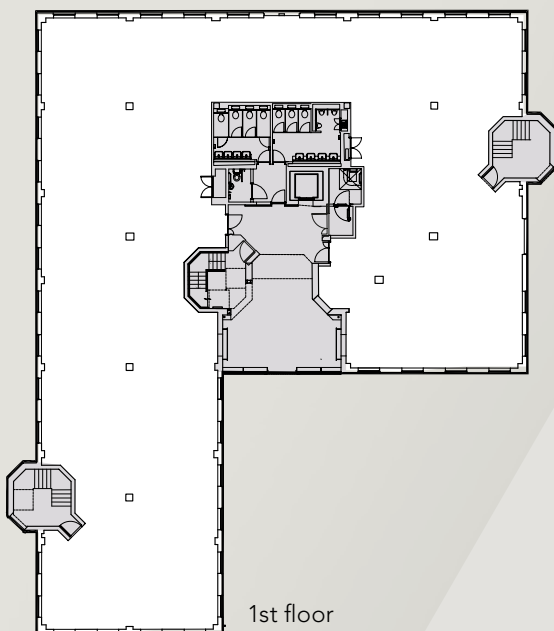
MEDINA

Floor	sq m	sq ft
Reception	64	689
Ground floor	898	9,666
1st floor	904	9,731
2nd floor	257	2,766
Total	2,123	22,852

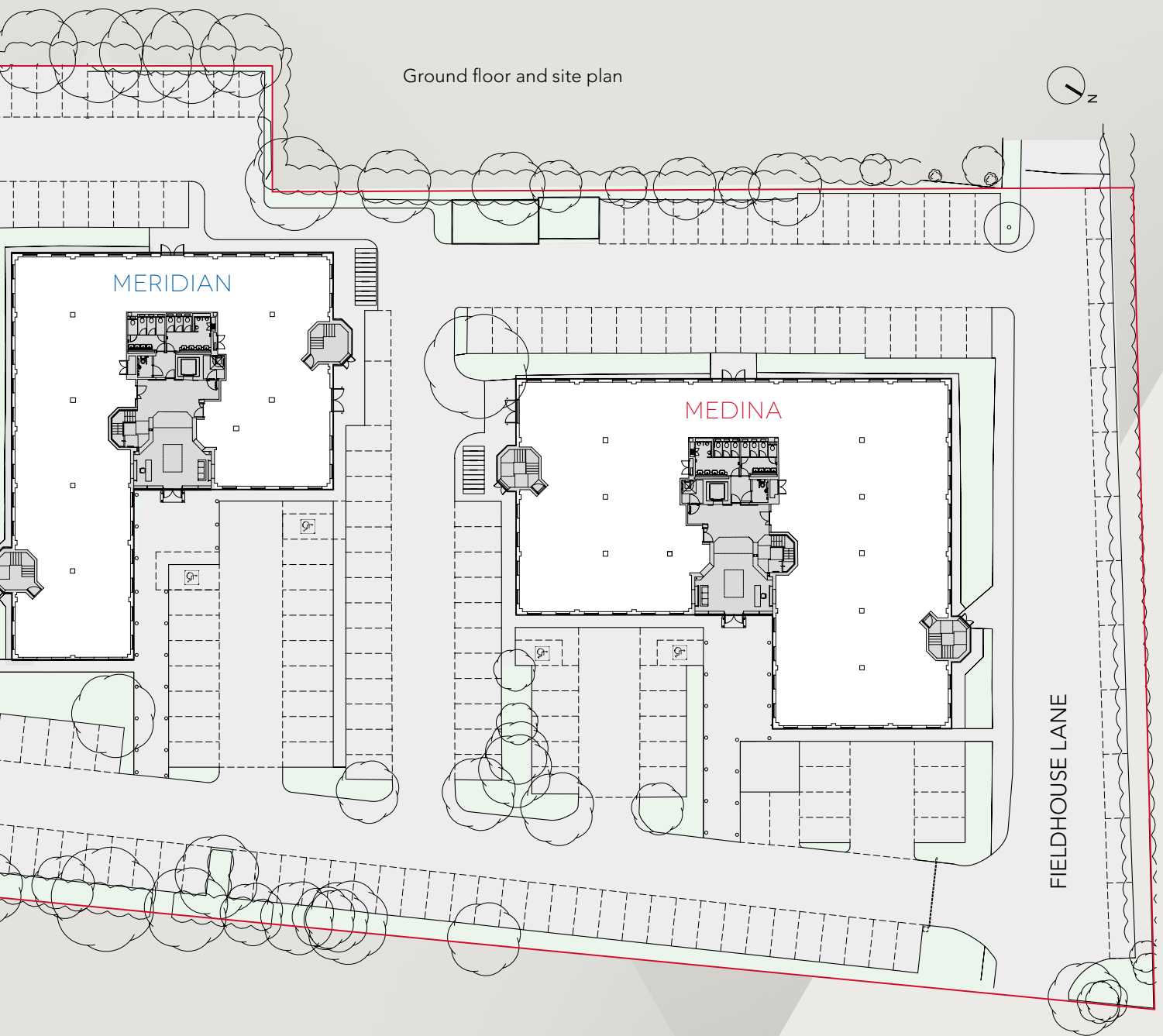
204 CAR PARKING
SPACES - AN
EXCELLENT RATIO
OF 1:194 SQ FT



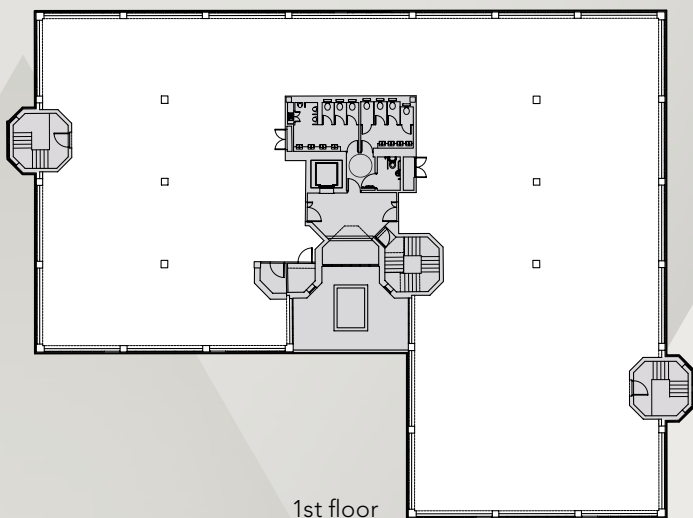
MERIDIAN



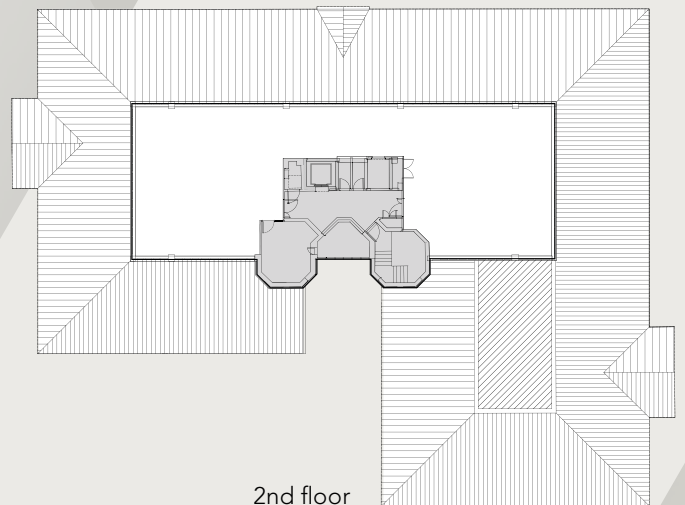
Ground floor and site plan



MEDINA



1st floor



2nd floor



MEDINA & MERIDIAN • FIELDHOUSE LANE • MARLOW • SL7 1TB



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