

Exciting New Office Development



CGI of proposed building

Superb back to frame refurbishment providing a high specification office building with excellent on site parking

27,170 sq ft (2,524 sq m) 106 car parking spaces

TO LET

Eclipse

The Globe Business Park is located within Marlow, a beautiful Buckinghamshire town steeped in history and located amongst the banks of the River Thames. Marlow is an established office location within the heart of the Thames Valley. It is approximately 35 miles west of Central London and benefits from a number of 4-5* business hotels, shops, cafes, boutiques and an array of restaurants to including the 2 Michelin star 'The Hand and Flowers'.

Eclipse provides businesses a good choice for office accommodation due to its excellent access to the M40 and M4 motorways, connecting Marlow with Reading, Oxford and Central London.





CGI of proposed building



CGI of proposed reception

DESCRIPTION

Eclipse is currently undergoing an extensive 'back to frame' refurbishment to provide a striking high quality headquarters office building. Its contemporary design incorporates a full height glass entrance, high performance cladding and frameless glazing panels, meeting all the latest building regulations and insulation standards. The reception area benefits from sliding doors leading into an impressive reception area which includes a feature wall, recessed ceiling and uplighting. Beyond the integral reception desk, there is access to the open-plan offices on the ground and first floors.

This self-contained building is arranged over two floors and provides 27,170 sq ft of new grade A office accommodation. The property is prominently situated on Globe Park within a large self contained, maturely landscaped site with 106 delineated block paviour car parking spaces providing an excellent car parking ratio of 1:256 sq ft. Providing the building is let to a single occupier there could also be potential to accommodate additional vehicles if necessary.

SPECIFICATION

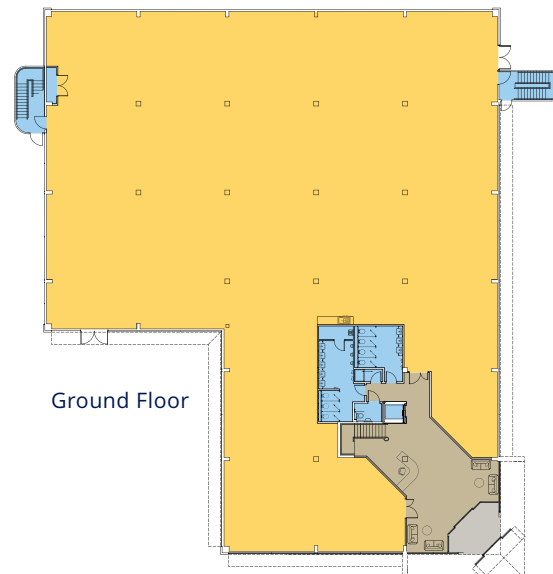
- Feature frameless glass entrance/reception area
- High performance external cladding to all elevations
- New roof covering to provide 15 year guarantee
- Male and female WCs at ground and first floor levels
- Disabled WCs on both floors
- Shower facilities on both floors
- 6 person passenger lift
- M&E including new air conditioning system with fresh air
- Frameless glass windows throughout
- Full access raised floors
- Suspended ceilings incorporating new LG7 lighting
- Reworked external areas & landscaping

Note: Subject to the finally agreed specification. Depending upon the stage of construction, this can be customised to fit individual occupiers requirements.

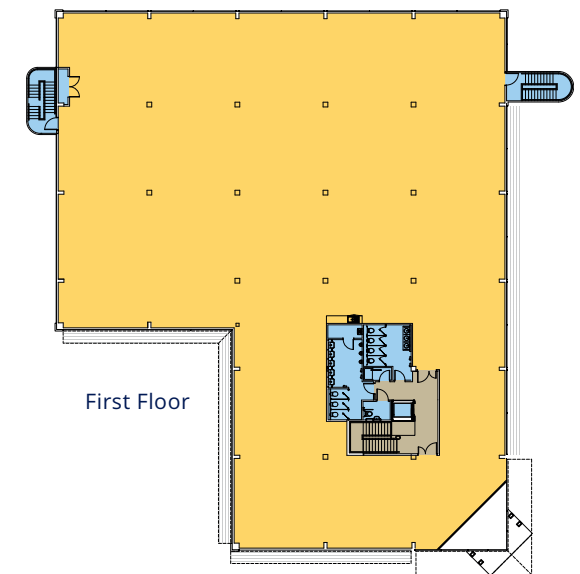
ACCOMMODATION

Floor	sq ft	sq m
First		
Offices	13,570	1,261
Ground		
Offices	12,900	1,198
Reception	700	65
Total	27,170	2,524

The floor areas are approximate net internal and subject to final measured survey.



Ground Floor



First Floor



Local Amenities

- 1 Starbucks
- 2 Pizza Express
- 3 Jaeger
- 4 Phase Eight
- 5 Monsoon
- 6 Boots
- 7 Waitrose
- 8 Jack Wills
- 9 Cath Kidston
- 10 Marks & Spencer
- 11 Zizzi's

Local Occupiers

- 1 Softcat
- 2 Jam Academy
- 3 Twogether
- 4 Sanlam Private Investments Wealth Management
- 5 KLP Consulting Limited
- 6 BWP Group
- 7 Dunn & Bradstreet
- 8 Allergan UK
- 9 Revenue Performance
- 10 Succinct Communications



LOCATION

Marlow is an attractive market town and a well established south east office centre, located 6 miles north of Maidenhead, 5 miles south of High Wycombe and 35 miles to the west of Central London.

Eclipse is located on Globe Park which is within close proximity to the A404, linking the town with Junction 4 of the M40 (3 miles) and Junction 8/9 of the M4 (8 miles). The M4 provides direct access on to Heathrow Airport.

Marlow railway station provides a good service to Maidenhead, from where a direct train is provided to London Paddington within 40 minutes. Alternatively, nearby High Wycombe Station provides a direct service to London Marylebone.

COMMUNICATIONS

By car to	Miles	By train to	Minutes
High Wycombe	5	Bourne End	7
Maidenhead	6.8	Maidenhead	23
Slough	13.5	Slough	38
Windsor	14.5	Reading	43
Bracknell	15	London Paddington	52
Reading	21	Oxford	73
Oxford	29	Heathrow Airport	78
Central London	36	Swindon	79
M40 (J4)	3.5	All information is approximate and taken from the Google Maps and National Rail websites	
M4 (Junction 8/9)	8		
M25 (J16)	14		
Heathrow Airport	20		
Gatwick Airport	58		

A development by



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