



Commercial Property Consultants

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

PROPERTY PARTICULARS

Preliminary Particulars

**Modern Warehouse / Industrial Unit
With 6.6 m Eaves**

**Unit 3
Globe Park
First Avenue, Marlow
Bucks SL7 1YA**



5,306 sq.ft. (493 sq.m) Approximate Gross Internal Area

TO LET

LOCATION - Marlow is an established business location for both corporate and independent companies due to its excellent road links to the motorway network and Marlow Railway Station, which is in close proximity.

Globe Park is situated on the corner of Parkway and First Avenue providing easy access to the A404 which links the M40 and M4 Motorways, via A404.

DESCRIPTION - The property is of a steel portal frame construction with profile metal sheet cladding and a pitched roof. The warehouse accommodation has a clear height of approximately 6.6m, concrete flooring with, and an up and over loading door. The property also has an open plan office area which has been fitted out to a good standard.

ACCOMMODATION (Approximate Gross Internal Area)

Warehouse -	4,802 sq.ft.	(446 sq.m)
First Floor -	504 sq.ft.	(47 sq.m)
TOTAL -	5,306 sq.ft.	(493 sq.m)

AMENITIES - The property benefits from the following amenities:-

Warehouse

Clear Span accommodation
6.6m eaves
Concrete flooring
Electric up and over loading door
Three phase power

Offices

- ◆ Open plan layout
- ◆ Suspended Ceilings with recessed lighting
- ◆ Carpeting throughout
- ◆ New Male and Female WCs
- ◆ Shower facilities

External

The property benefits from a yard for loading and designated parking.

TERMS - A new full repairing and insuring lease for a term to be agreed.

RENT - On application.

ENERGY PERFORMANCE RATING: C – 66.

VIEWING – By prior appointment with Joint Sole Agents:-



Shaun Rogerson
0207 087 5307
shaun.rogerson@eu.jll.com

Mitchell Brooks
01628 484343
mitchellb@dbk.co.uk

Adrian Dolan
01494 450951
adriand@dbk.co.uk

