

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

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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

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **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)

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

AMENITIES - The property benefits from the following amenities:-

Warehouse	Offices	
Clear Span accommodation		
6.6m eaves	•	Open plan layout
Concrete flooring	•	Suspended Ceilings with recessed lighting
Electric up and over loading door	•	Carpeting throughout
Three phase power	•	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:-



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