

Globe Business Park Marlow

Available to Let
Two warehouse/industrial units
5,255 - 5,306 sq ft (488 - 493 sq m)



Good access to road network



Modern warehouse



Electric loading door



Designated parking



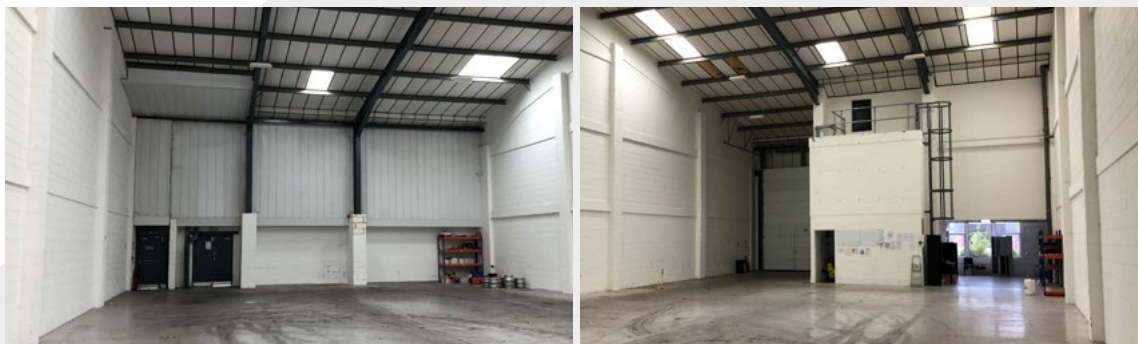
Shower facilities



Office

Globe Business Park

Unit 3 & 5 Globe Business Park, First Avenue, Marlow, Buckinghamshire SL7 1YA



Description

The property is of a steel frame construction with profile metal sheeting and a pitched roof. The warehouse accommodation has a clear height of approximately 6.6m, concrete flooring 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. The property benefits from a yard for loading and designated parking.

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 motorway networks, via the A404.

Property owned by **Mileway**

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EPC

EPC rating C68.
Valid until 19 April 2026.

Terms

A new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

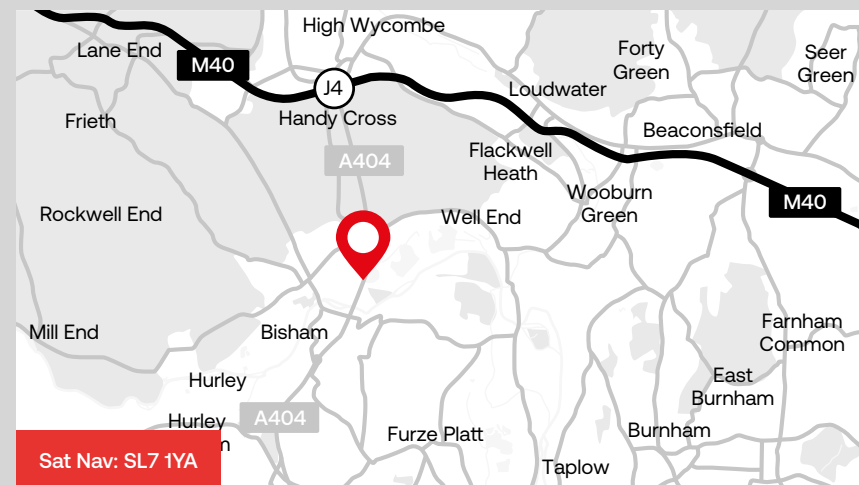
Viewing / Further Information

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Accommodation

Floor areas are as follows:

Unit 3	Area (sq ft)	Area (sq m)
Warehouse	4,802	446
Office	504	47
Unit 5	Area (sq ft)	Area (sq m)
Warehouse	4,735	440
Office	520	48

Mileway