

WESTHORPE HOUSE

MARLOW • BUCKINGHAMSHIRE





WESTHORPE HOUSE

MARLOW ROAD • MARLOW • SL7 3RQ

An imposing Grade II Listed office building with potential for alternative uses

Available for sale/to let

Accommodation

Approximately 31,937 sq ft (2,967 sq m) GIA

Main House

Comprising 20,535 sq.ft (approx NIA) of office accommodation across 3 interconnected buildings

Coach House

Comprising 4,027 sq.ft (approx NIA) of further office accommodation arranged over two floors

Parking for 97 cars

In all about 5.4 acres



Brock House, 57 High Street
Maidenhead, Berkshire SL6 1JT

Cliff Jackson MRICS
cjackson@lsh.co.uk
01628 678 183



55 Baker Street
London W1U 8AN

Emma Cleugh MRICS
emma.cleugh@knightfrank.com
020 7861 5433

Jack Copley
jack.copley@knightfrank.com
020 7861 5443

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

(All distances and times approximate)



- Marlow 1.5 miles
- Central London 35 miles
- Henley-on-Thames 9 miles
- Beaconsfield 7 miles
- High Wycombe 5 miles
- Reading 15 miles
- M40 (J4) 3 miles
- M4 (J8) 8 miles



- Beaconsfield (Marylebone 19 mins)
- Maidenhead (Paddington 26 mins)



- Heathrow 21 miles
- Northolt 22 miles



- Stoke Park
- Winter Hill Golf Club
- Flackwell Heath Golf Club
- Harleyford Golf Club
- Badgemore Golf Club
- Temple Golf Club
- Henley Golf Club
- Huntercombe Golf Club
- Beaconsfield Golf Club



- Windsor
- Newbury
- Ascot
- Wycombe Air Park



- Marlow Rowing Club
- Leander Club
- Marlow Regatta
- Henley Royal Regatta
- Dorney Lake and waterskiing at Marlow Sailing Club





Situation

Westthorpe House is situated just 1.5 miles east from the popular town of Marlow which sits on the bank of the River Thames, a convenient 35 miles from London and on the doorstep of Maidenhead and Henley-on-Thames. The residents of Marlow enjoy a historic High Street and a wealth of shops, boutiques, cafes and celebrated restaurants.

The property is situated to the east of the A404 which provides fast access to junction 4 of the M40 (3 miles) and junctions 8/9 of the M4 (7 miles).

Marlow is a thriving business location being within close proximity of Maidenhead, High Wycombe and London.

Westthorpe House is a Grade II listed building built in the classical style, with modern extension to the rear and is set in extensive landscaped gardens and grounds. It is believed it was once the home of Field Marshal Sir

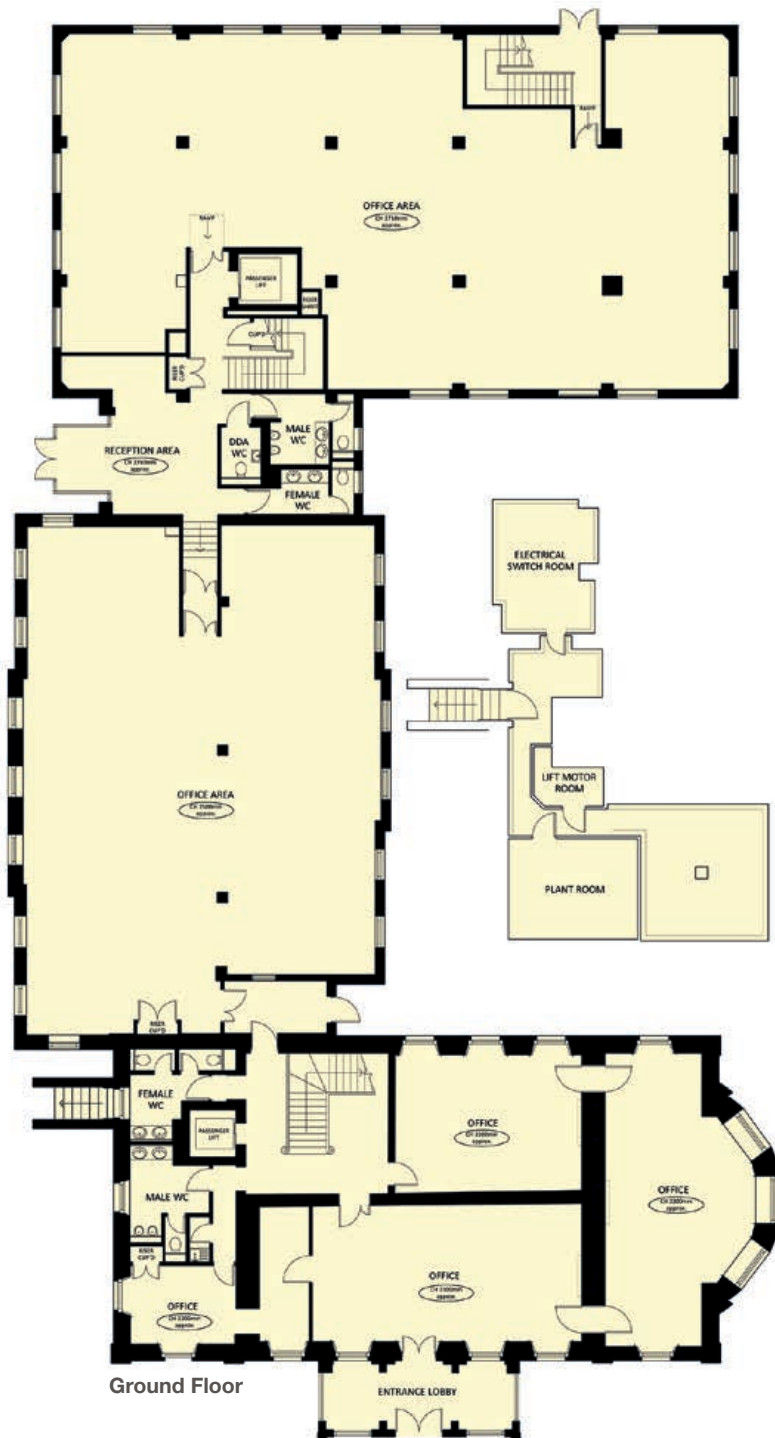
George Nugent and later became the UK head office of Lexmark.

The property provides 27,615 sq ft of office accommodation across 3 inter-connected buildings. In addition, there is a Coach House providing a further 4,316 sq ft of office/storage space as well as on site car parking for 97 cars.

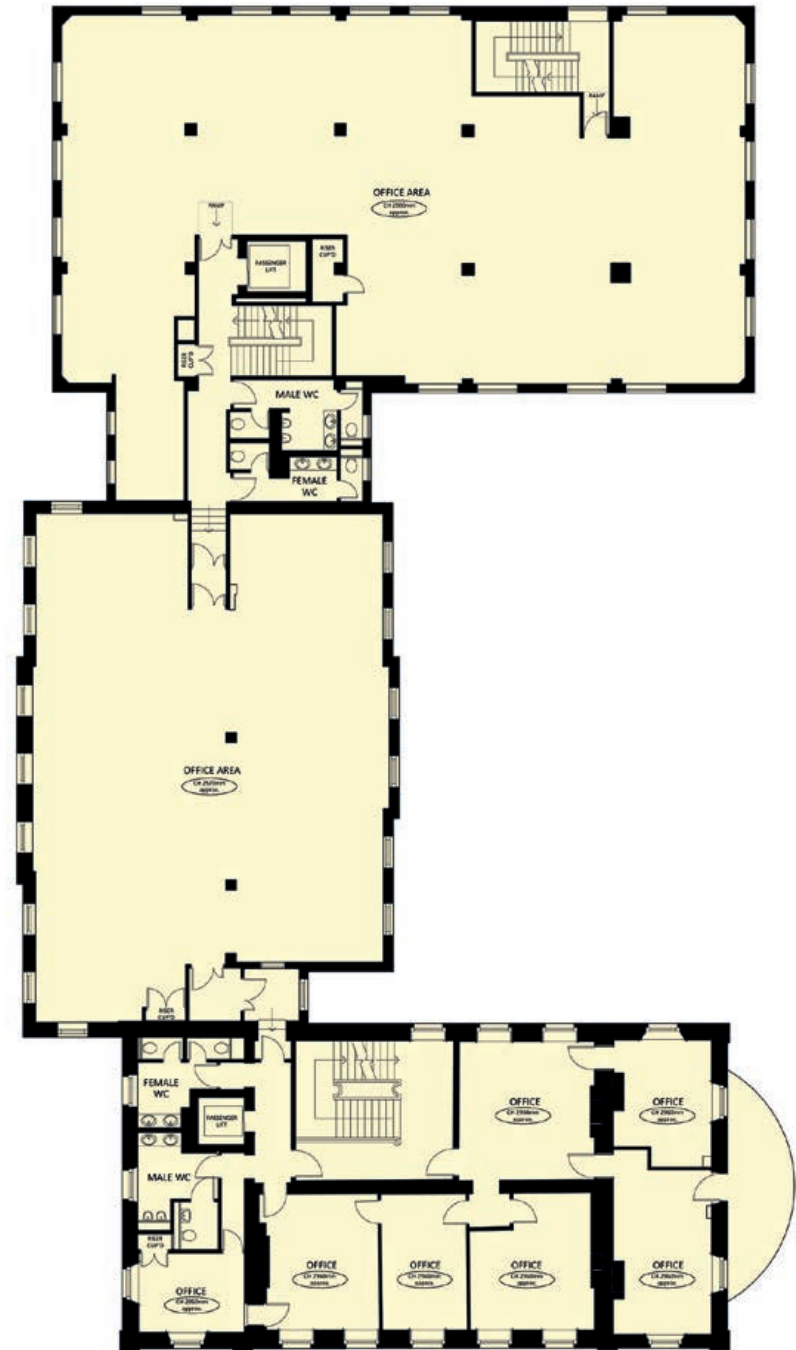
The main building provides accommodation arranged over 5 floors. There is an 8 person passenger lift in addition to the main staircase. The modern extension to the rear, built in 1987 is arranged over 3 floors with a separate entrance and reception area. There is a 10 person passenger lift in this part of the building. The "link" building is arranged over 2 floors, providing office space in an open plan configuration and features suspended ceilings, recessed lighting and raised floors.



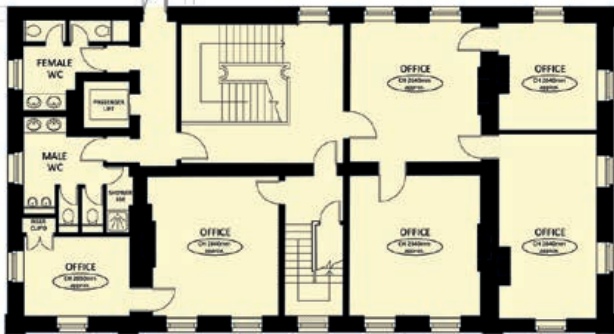
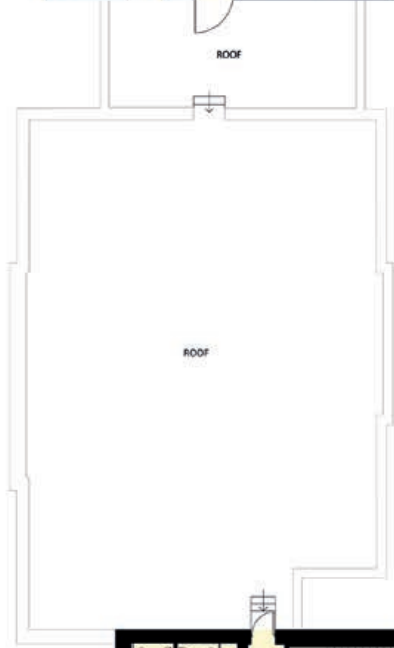




Ground Floor



First Floor



Second Floor

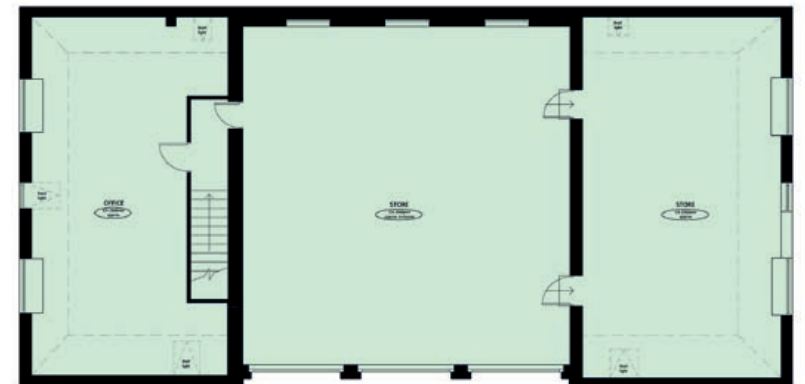


Third Floor

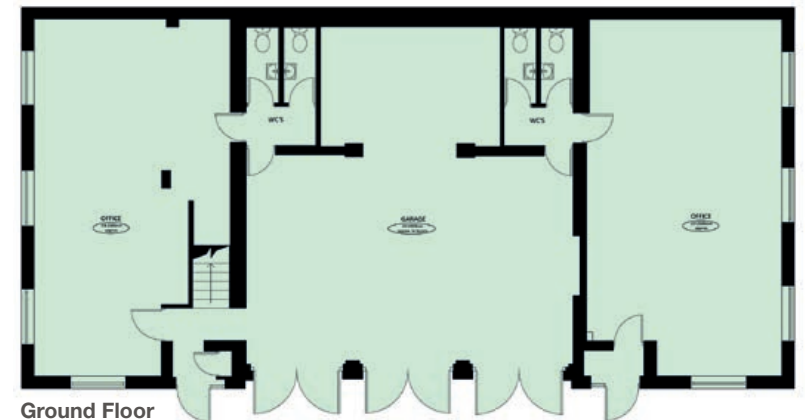




COACH HOUSE



First Floor



Ground Floor

Schedule of Gross Internal Area

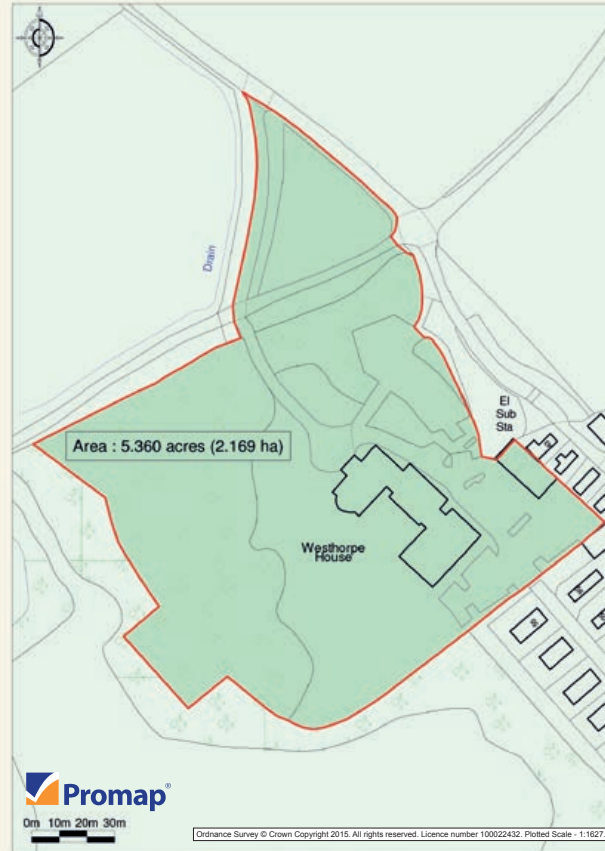
Building	Floor	Sq.m.	Sq.ft.
Principal building	Basement	82.1	884
	Ground	866.0	9,322
	First	839.1	9,032
Period section	Second	226.4	2,437
Modern extension	Second	334.4	3,599
	Third	217.5	2,341
	Total	2,565.5	2,7615
Coach House	Ground	199.8	2,151
	First	201.2	2,166
	Total	401.0	4,316
	Grand Total	2,966.5	31,931

Measurements and calculations are carried out in accordance with RICS guidelines. Whilst every effort is taken to ensure the accuracy of the information, all figures are for reference only and must not be relied upon as a statement of fact. Figures calculated from existing information.

Planning Use

In planning use terms, the established use of Westhorpe House is currently B1(a) office use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). The main building is a Grade II Listed Building; it is considered that part demolition of the rear extension might be feasible as long as any replacement build respects the character and setting of the Listed Building. Any development at the site will also need to respect its location within the Green Belt. In summary, Westhorpe House is suitable for continued use as B1(a) office use. Alternative uses and development including country house hotel, retirement village and permutations of uses including residential could be possible subject to securing the necessary planning permissions. For more information please see the Planning Report on the bespoke website.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. **Particulars dated: March 2015. Photographs dated: 2012.**



Tenure

Westhorpe House is for sale Freehold with Vacant Possession. The Vendor may consider sale on a leasehold basis by way of a new lease on terms to be agreed.

Fixtures and fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

Local authority

Wycombe District Council is the Local Planning Authority.

Postcode

SL7 3RQ

VAT

We understand that the property is elected for VAT and therefore VAT will be payable on the purchase price.

Energy Performance Certificates

Westhorpe House: D

Office extension: G

Coach House: C

The EPC is available on the dedicated website.

Inspection

The property may be inspected by prior appointment through the Vendor's joint selling agents, Knight Frank LLP or Lambert Smith Hampton. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Further Information

Please visit our website:

www.inst.knightfrank.com/westhorpe



Lambert
Smith
Hampton

 Knight
Frank