

# OFFICE SUITES TO LET

## 1,100 - 2,280 SQ FT

CGI Image



# SUITES 2 & 3

## ST THOMAS HOUSE

LISTON ROAD, MARLOW, SL7 1DP





# 1ST FLOOR

## 1,100 - 2,280 SQ FT

### (102.1 - 211.8 SQ M)

#### CENTRAL TOWN CENTRE OFFICE SUITES TO LET

Rent: £25 +VAT psf pa

Situated in the heart of the Thames-side town of Marlow, St Thomas House has an enviable array of amenities right on its doorstep.

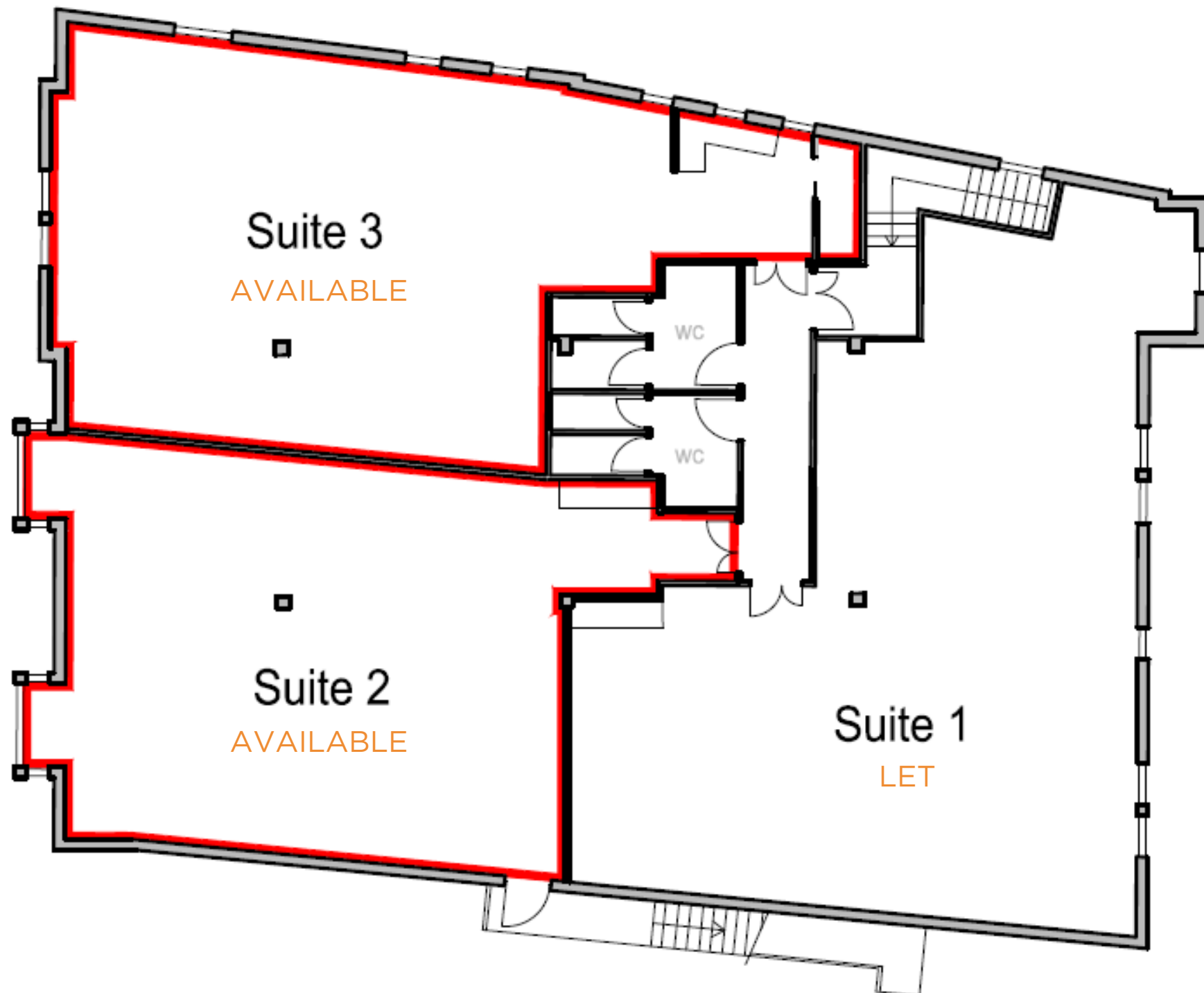
The offices also benefit from easy access to road and rail networks making it easy to commute to this prime office location.

The available accommodation is situated on the 1st floor of a two-storey self-contained building with parking for tenants to the front of the building.





# FLOOR PLAN



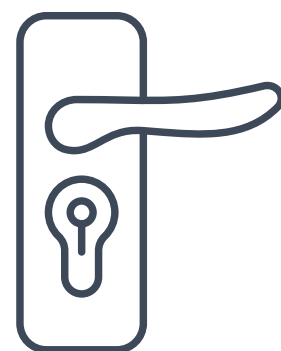
## SUITE 2 & SUITE 3

Recently refurbished the self-contained offices suites can be let separately or there is an option to combine to create an expansive 2,280 sq ft workspace.

- Suite 2: 1,180 sq ft
- Suite 3: 1,100 sq ft

# SPECIFICS

The accommodation offers a high quality specification including the following:



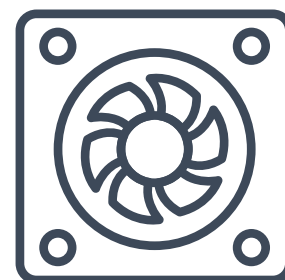
Self-contained



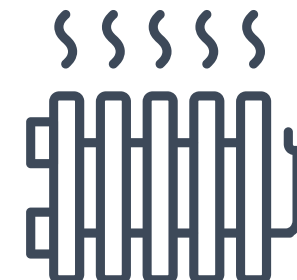
Car parking



Tea point



Comfort cooling system



Central heating system



LED lighting



Suspended ceiling tiles



Communal male and female WCs



EPC rating C (69)



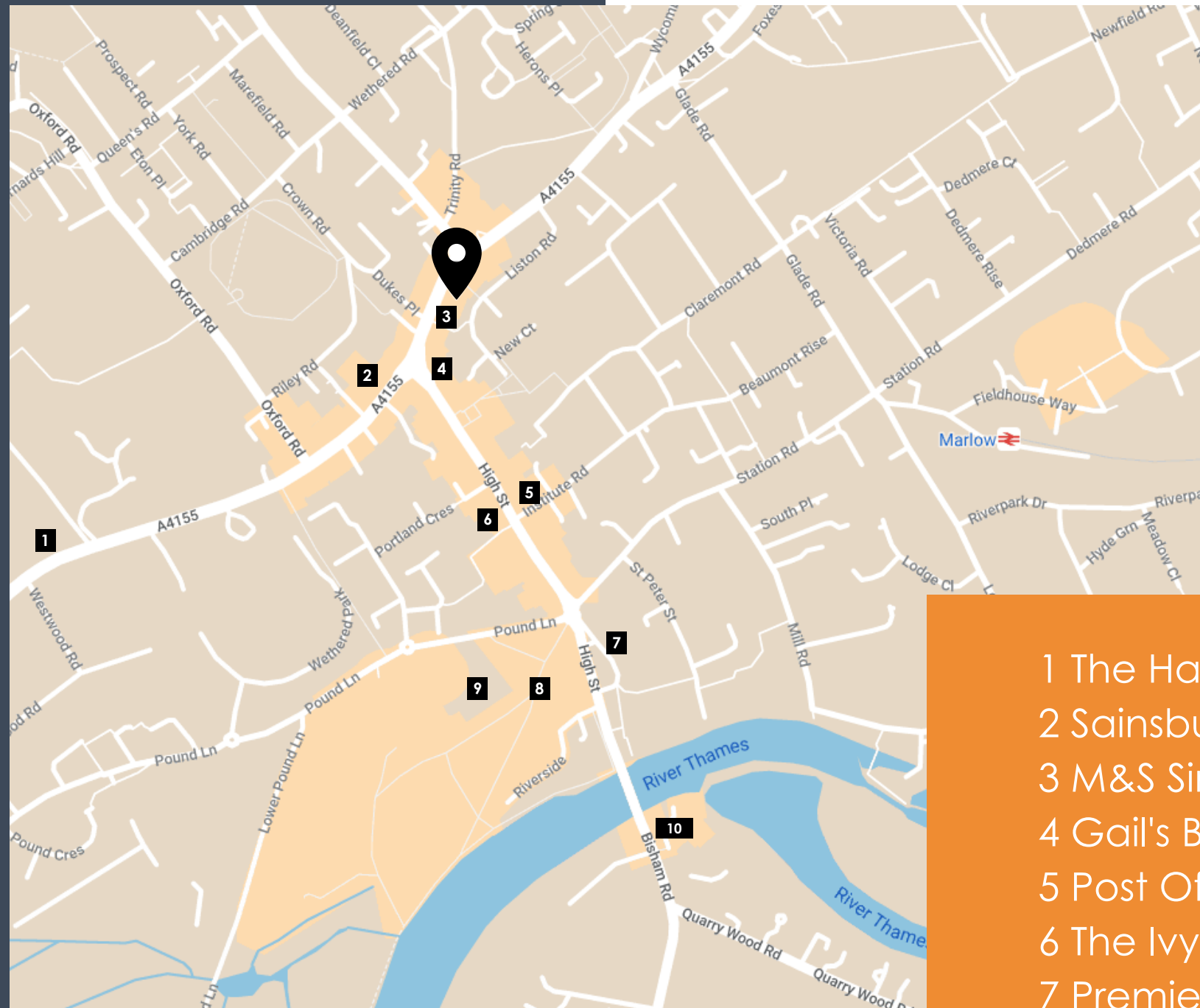




# LOCATION

Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

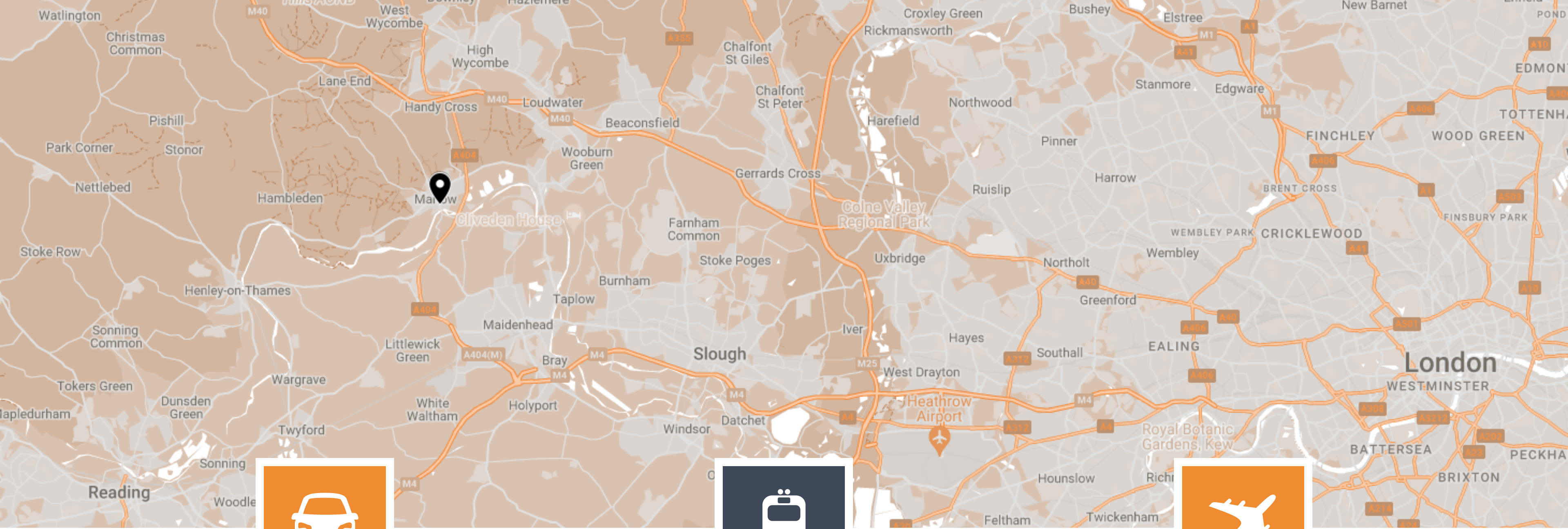
St Thomas House benefits from being situated in the heart of the town centre close to all the amenities on offer including an eclectic mix of national and independent retailers, banks, bars and restaurants. It is a short walk away from outside space at Higginson Park and the River Thames.



- 1 The Hand and Flowers
- 2 Sainsbury's
- 3 M&S Simply Food
- 4 Gail's Bakery
- 5 Post Office
- 6 The Ivy Marlow Garden
- 7 Premier Inn Marlow
- 8 Higginson Park
- 9 Court Garden Leisure Complex
- 10 Macdonald Compleat Angler







## CAR

**3.3 MILES TO J4 OF M40**

The A404 connects Marlow to J4 of the M40 in 3.3 miles and to J8/9 of the M4 in 9.2 miles.



## TRAIN

**0.5 MILES TO MARLOW STATION**

Walk to Marlow station in 10 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.



## AIRPORT

**19.4 MILES TO HEATHROW AIRPORT**

Worldwide connections within easy reach of Marlow.

# GET IN TOUCH



## **Marcus Smith**

01494 796055  
07471 996320  
ms@chandlergarvey.com

## **Neave DaSilva**

01494 446612  
07827 908926  
nds@chandlergarvey.com

For further information  
or to arrange an  
inspection please  
contact our agent.

Owned and managed by:

**SORBON**  
ESTATES

Please note that all images including Computer Generated Images (CGI's) are for illustrative and indicative purposes only. Please check with your Sorbon Estates representative for more information.

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. March 2024