



## Suite 3

St Thomas House, Liston Road, Marlow, SL7 1DP

### Refurbished Town Centre Office with Parking

**1,100 sq ft**  
(102.19 sq m)

- Modern 1st Floor office suites
- Open Plan with one glazed private office
- Town Centre location
- Comfort Cooling System
- Car Parking

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## Summary

<b>Available Size</b>	1,100 sq ft
<b>Rent</b>	£25 per sq ft Plus VAT
<b>Rates Payable</b>	£14,221.50 per annum Based on 2023 valuation
<b>Rateable Value</b>	£28,500
<b>Service Charge</b>	£3,800 per annum 2022-23
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (69)

## Description

St Thomas House is situated in the heart of the town centre and comprises a mixture of retail and office occupiers. The offices are self-contained with the main entrance situated off Liston Road next to the car parking.

UNDER OFFER Suite 2 is predominantly open plan with a single partitioned office to one corner.

AVAILABLE Suite 3 is open plan with a kitchenette. The offices have been refurbished and benefits from a galley style kitchen, carpeting, suspended ceilings with recessed LED lighting and comfort cooling, skylights and a central heating system.

There are both shared male and females WC's situated on the lobby.

## Location

Marlow is an affluent Riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404(M). The mainline train station is about a 10 minute walk away from this location, and provides a regular service to Maidenhead where you can then access the Elizabeth line into London Paddington and the City beyond.

St Thomas House sits between Spittal Street and Liston Road in the heart of the town centre close to all the amenities that the town has to offer including retail, banking, bars and restaurants. It is within easy walking distance of outside amenity space at Higginson Park and the River Thames beyond.

## Accommodation

The accommodation comprises the following areas:

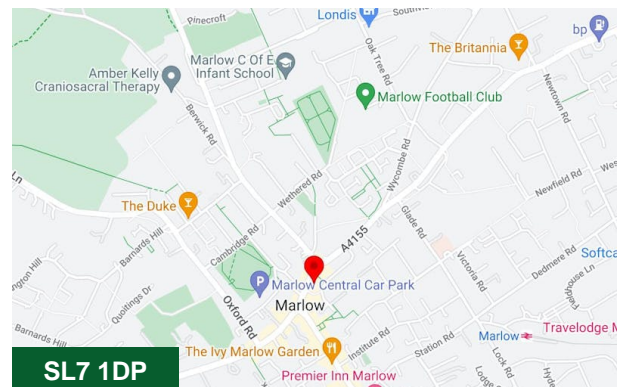
Name	sq ft	sq m	Availability
1st - Suite 2	1,180	109.63	Under Offer
1st - Suite 3	1,100	102.19	Available
<b>Total</b>	<b>2,280</b>	<b>211.82</b>	

## Terms

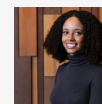
A new lease is available direct from the landlord on terms to be agreed.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of

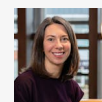


## Viewing & Further Information



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identity documents will be required.