

OFFICE SUITE TO LET

1,100 SQ FT

CGI Image

LAST REMAINING SUITE

SUITE 3

ST THOMAS HOUSE

LISTON ROAD, MARLOW, SL7 1DP



1ST FLOOR

1,100 SQ FT

(102.1 SQ M)

CENTRAL TOWN CENTRE OFFICE SUITE TO LET

Rent: £25 +VAT psf pa

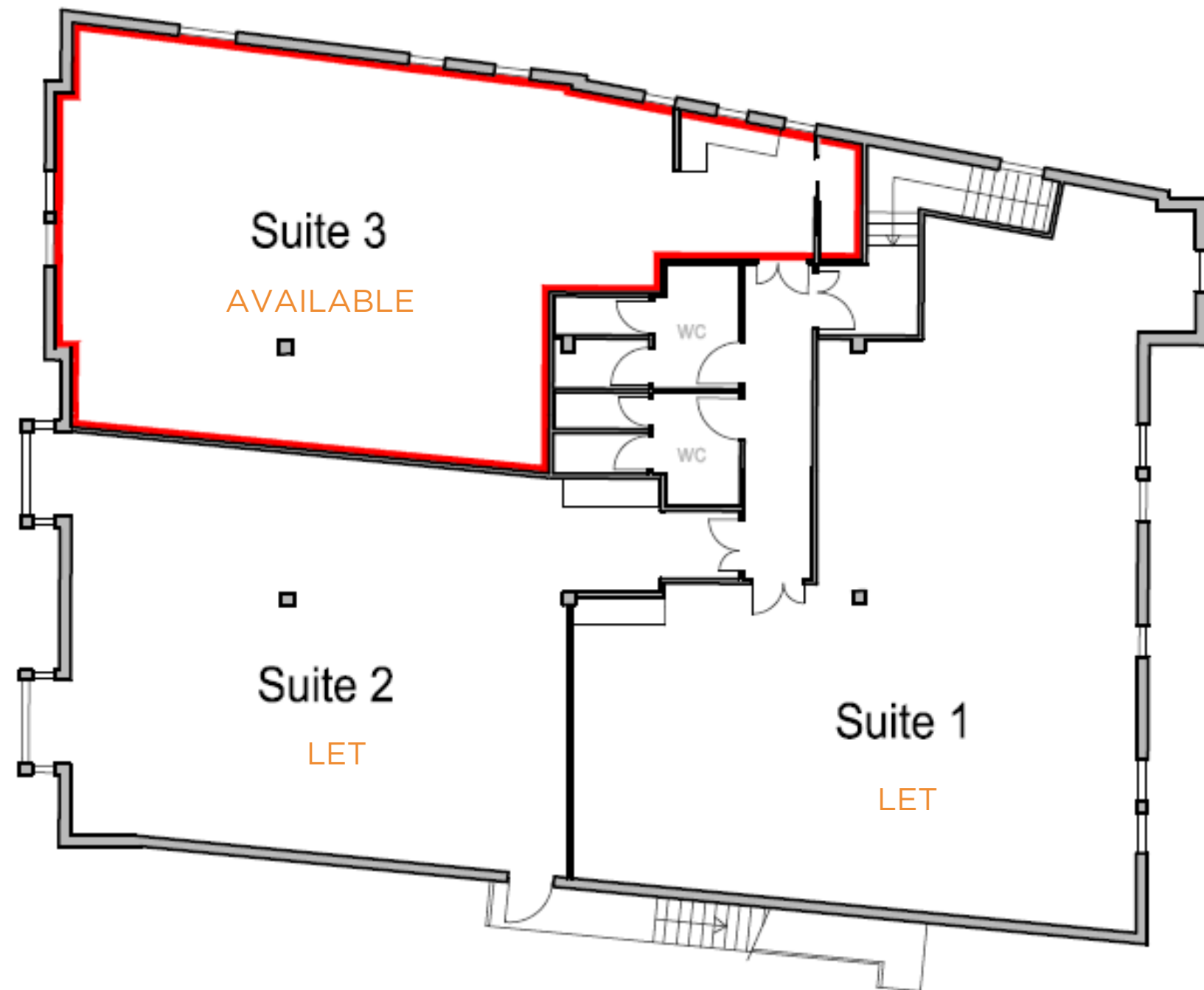
Situated in the heart of the Thames-side town of Marlow, St Thomas House has an enviable array of amenities right on its doorstep.

The office also benefits 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 3

Enjoying an enviable corner position, Suite 3 has excellent natural light with windows on two sides.

- Suite 3: 1,100 sq ft

SPECIFICS

The accommodation offers a high quality specification including the following:



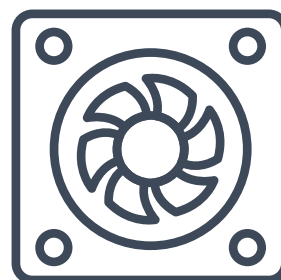
Self-contained



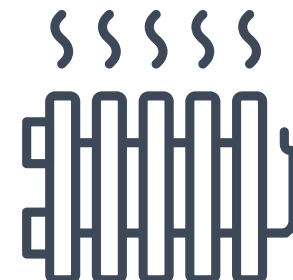
Car parking



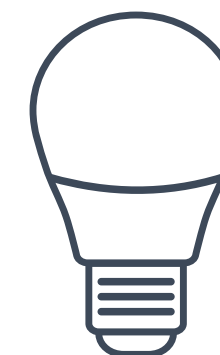
Tea point



Comfort cooling system



Central heating system



LED lighting



Suspended ceiling tiles



Communal male and female WCs



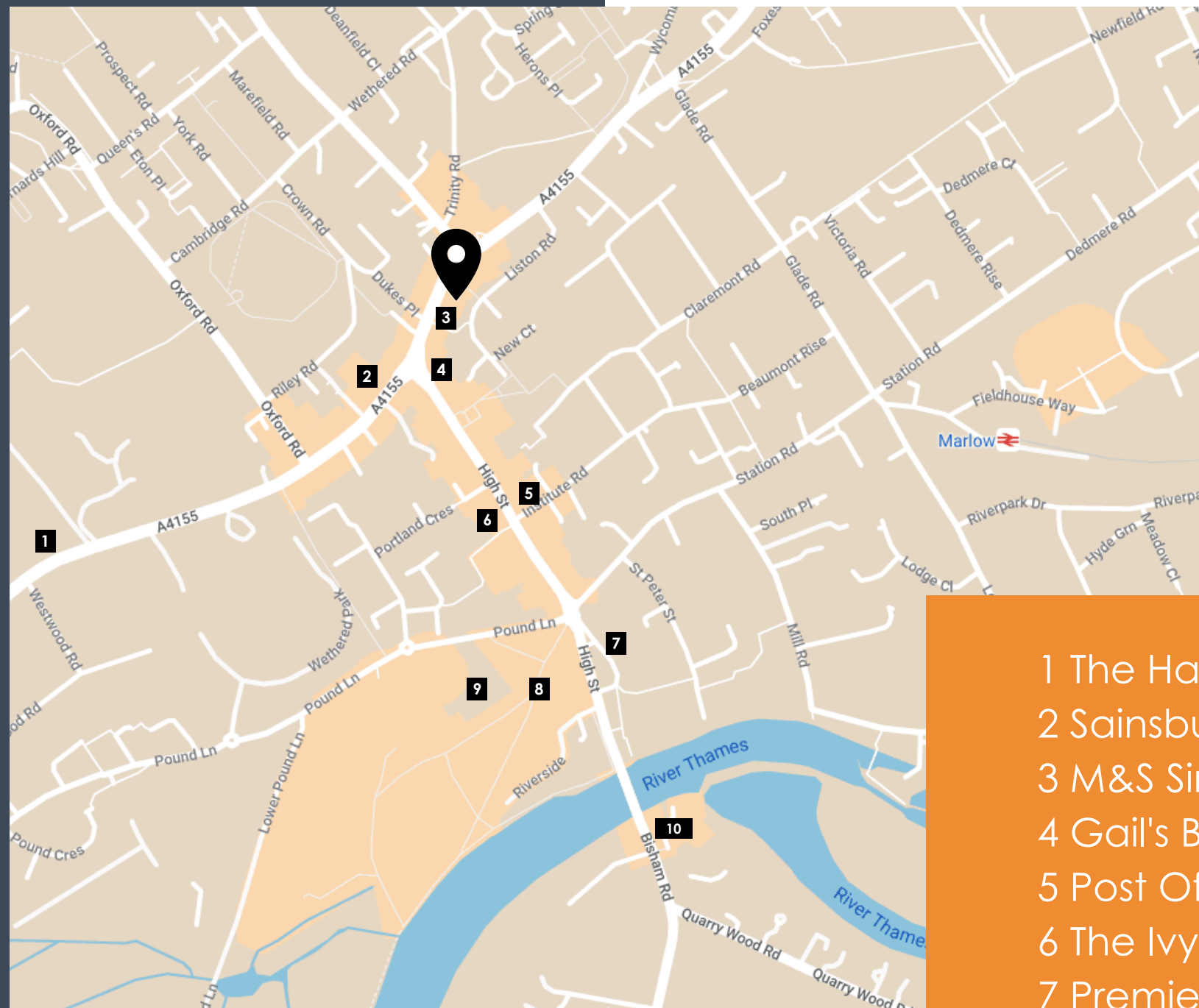
EPC rating C (69)



LOCATION

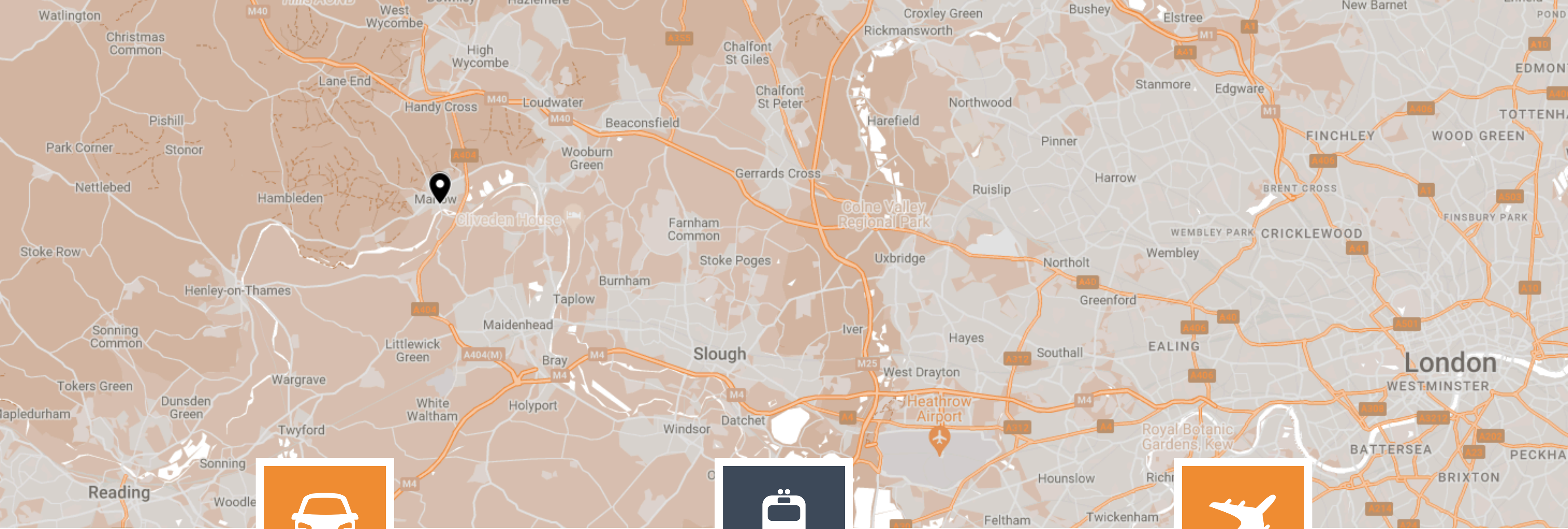
Marlow is an affluent riverside town, conveniently located with great access to both the M40 and M4 motorways via the A404.

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



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ESTATES

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

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