

# ADVANCE DETAILS

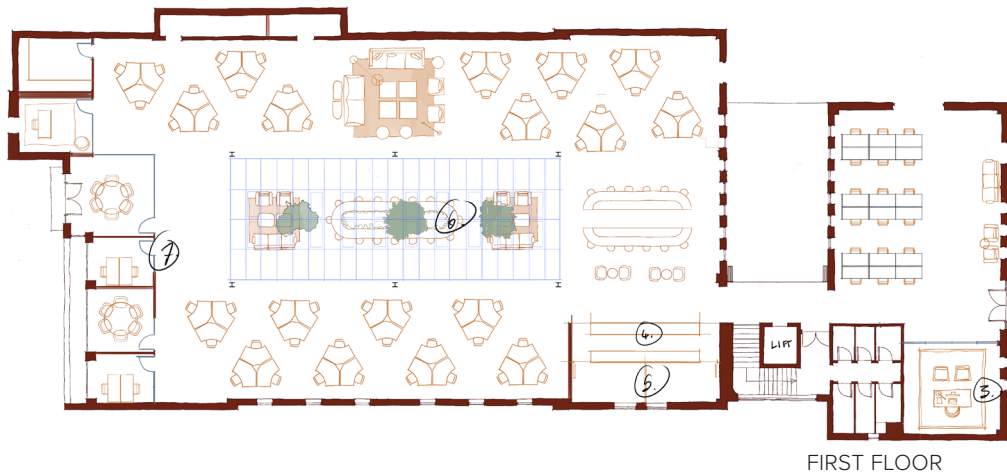
WETHERED HOUSE  
MARLOW | SL7 2AF  
10,800 SQ FT TO LET  
A New Benchmark for  
Grade A Workspace in  
The Heart Of Marlow





FIRST FLOOR OFFICE - CGI  
Wethered House | Marlow | SL7 2AF

## ILLUSTRATIVE EXAMPLE TENANT FIT OUT



1. Welcome Area and Reception
2. Boardroom
3. Executive Office
4. Breakfast Bar and Coffee Station
5. Kitchen
6. Collaboration Space in Glazed Atrium
7. Private Offices and Meeting Rooms



### ACCOMMODATION (APPROX NIA)

GROUND FLOOR: 1,500 sf  
 FIRST FLOOR: 9,300 sf  
 TOTAL: 10,800 sf

## OUTLINE SPECIFICATION

Wethered House occupies a prime position in the heart of Marlow town centre, overlooking the High Street, with its principal entrance facing the Brew Tower estate.

The premises are to undergo a comprehensive transformation to deliver best-in-class, premium office space, featuring:

- \* Striking feature entrance with bespoke branding opportunities
- \* Glazed central atrium
- \* Premium fitted reception area, tea point and meeting room
- \* Elegant, contemporary WCs
- \* Shower facilities with changing area and lockers
- \* High efficiency LED lighting with PIR daylight control
- \* Air conditioning system
- \* Raised access flooring
- \* Passenger lift
- \* 22 allocated on-site parking spaces
- \* Secure cycle storage with maintenance area
- \* EPC target: A

### CUSTOMISATION

Opportunity to work with the landlord to influence the design and finishes.

# LOCATION

Wethered House | Marlow | SL7 2AF

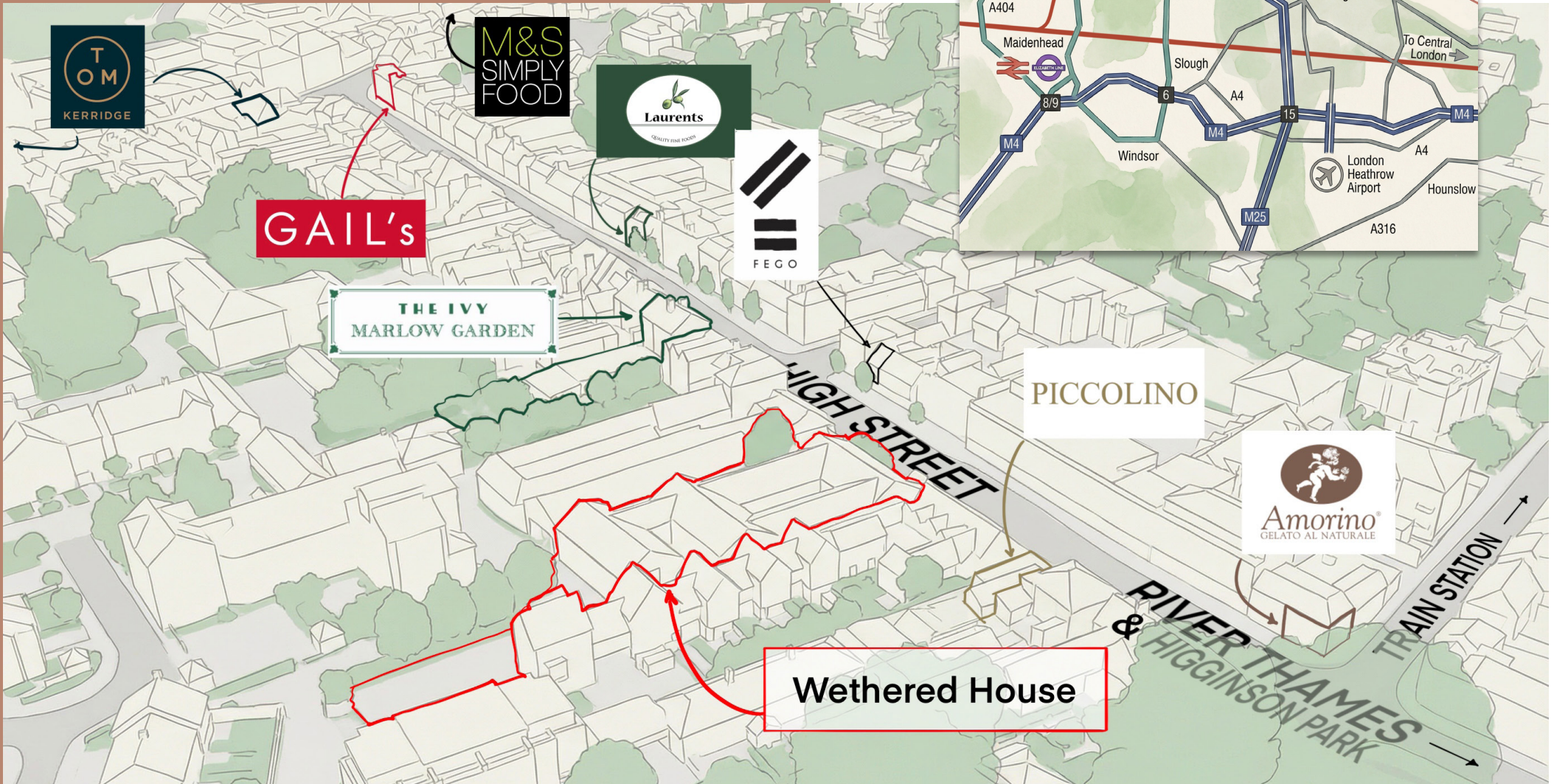
## TRAVEL CONNECTIVITY



RAIL: Marlow Station (10 min. walk) services via Maidenhead (Elizabeth Line) to London Paddington (from 46 minutes) and Reading (from 40 minutes)



ROAD: A404 (1.2 miles) provides swift connections to the M40 (J4) and M4 (J8/9) motorways and Heathrow Airport (22 miles)



# MARLOW



## TERMS

Available by way of a new effective fully repairing and insuring lease for a term to be agreed. Rent on application

FOR FURTHER INFORMATION, PLEASE CONTACT:



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