



Marlow
International

PARKWAY SL7 1YL

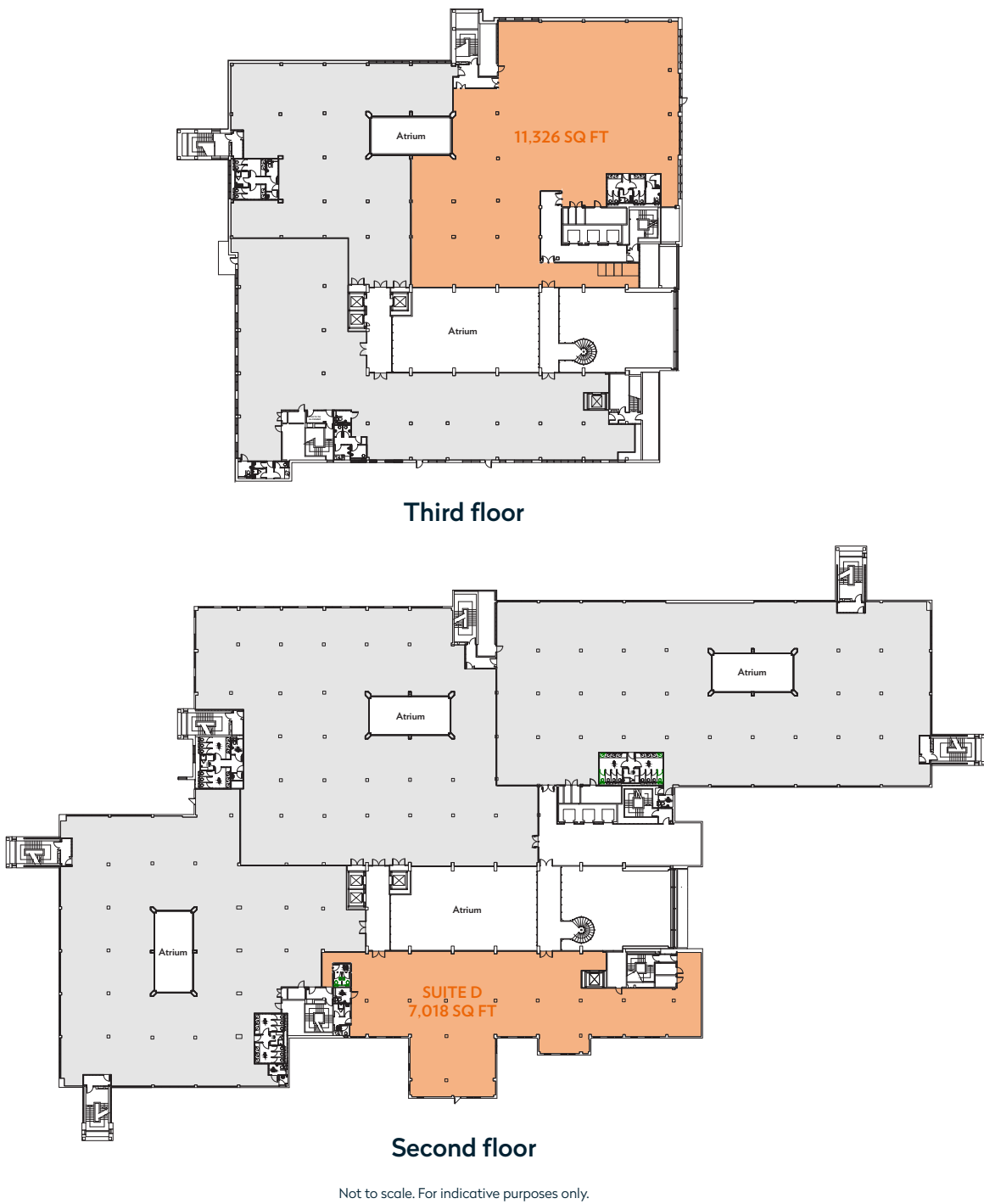
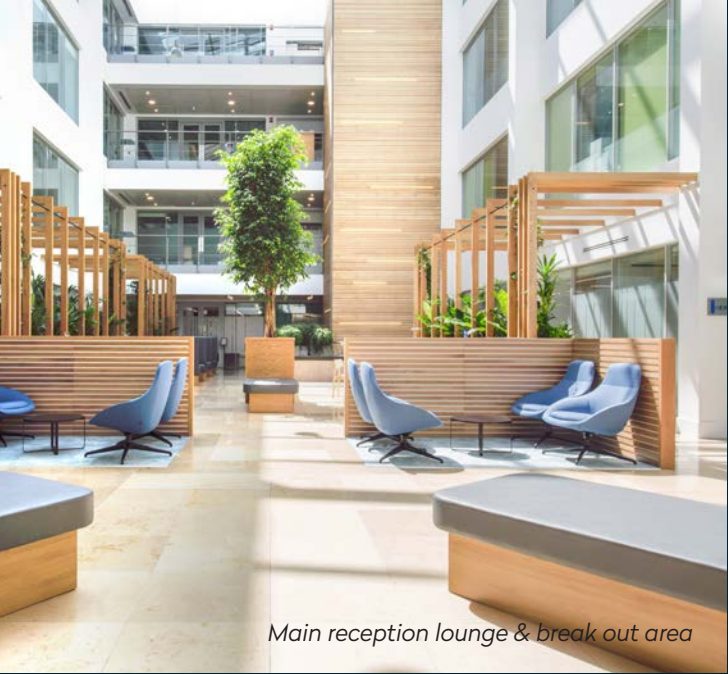
Marlow International is a major landmark HQ office building
with 7,018-18,344 sq ft of Grade A office space available

The Building

The property comprises a major landmark headquarters office building providing 18,344 sq ft of Grade A office accommodation to let

- Communal hybrid working & break out area
- Café & restaurant
- Fully accessible raised floors with 150 mm void throughout the building
- 2.6m floor to ceiling height
- Suspended ceilings with recessed lighting
- Central full height atrium with a fully glazed roof
- 7 x 13 person passenger lifts
- Excellent car parking ratio of 1:260 sq ft

Demise	sq ft	sq m
Part 3rd floor	11,326	1,052
Part 2nd floor	7,018	652
TOTAL	18,344	1,704



Location

Marlow is an attractive market town set on the River Thames in the county of Buckinghamshire.

Marlow is close to the Berkshire border, near Maidenhead and Henley. The town benefits from a number of 4 and 5 star business hotels plus high class local amenities including The Compleat Angler and the Michelin starred restaurant The Hand and Flowers.

Communications are excellent; by road the town is adjacent to the A404 (M) which connects the M4 (J8/9) 8 miles south with the M40 (J4) 3 miles north. Marlow is situated in the heart of the Thames Valley just 33 miles west of Central London, 20 miles north west of Heathrow Airport and 14 miles east of Reading.

Marlow railway station offers a regular service to Maidenhead (23 minutes) which connects with London Paddington (22 minutes) or Reading (45 minutes). The Crossrail Services through to Central and East London drastically reduce travel times.

The proximity of Heathrow, one of the worlds' largest and busiest airports provides an air bridge to most parts of the world. The combination of strategic location, attractive town and educated workforce has attracted a number of occupiers to Marlow including Allergan, Ikon, Aptos, Amicus and Whistl.



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