



Commercial Property Consultants

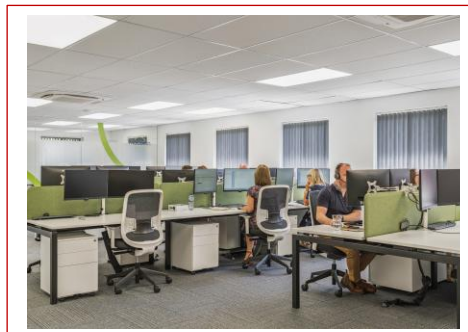
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

**Refurbished Office Suites with Car Parking
Within Walking Distance to Marlow High Street**

**Mere Park, Dedmere Road
Marlow
Bucks SL7 1FJ**



**From Approx. 318 sq.ft. (29.54 sq.m) – 1,465 sq.ft. (136 sq.m)
approximate Net Internal Area**

TO LET

LOCATION - MERE PARK is within a 5 minute walking distance of Marlow High Street's vibrant café culture, bars, shops, restaurants and river Thames. Membership and pay-as-go leisure clubs also within a 5 minute walk, with the train station and local pub within 2 minutes. Highly accessible by a 10-minute drive to the M4 & M40.

DESCRIPTION - Newly refurbished, offering flexibility on size and space. Landlord RMWF is a family business with on-site office, responsive to client needs. We are a small business park in a quiet setting, catering to large and small businesses, with the nearby buzz of Marlow.

ACCOMMODATION (approximate Net Internal Areas)
Flexibility to increase/decrease size and space



James House (D1&A1 can be combined)
Suite D1, First Floor 657 sq.ft.
Suite A1, First Floor 735 sq.ft.
Second Floor (from July 2026) 1,465 sq.ft.

Thames House
Alexander House
Mere House
Park House

FULLY LET
FULLY LET
FULLY LET
FULLY LET

Regency House

Suite 4, First Floor 738 sq.ft. (to be fully refurbished with kitchen)
Suite 5, Second Floor 318 sq.ft.
Suite 6, Second Floor 738 sq.ft.

SPECIFICATION

- Allocated parking on-site
- Air conditioning
- Lifts to offices*
- Swish fibre available
- On-site management office, respected landlord
- Bike racks and EV charging points
- Natural light and LED lighting
- Mix of shared and private kitchens & bathrooms

*Lifts installed in James House, Alexander House and Thames House.

TERMS - Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

RENT - On application. The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

RATES - Rateable Value: To be confirmed.

LEGAL COSTS - Each party to bear their own professional and legal costs.

ENERGY PERFORMANCE RATING: C – 71.

TESTIMONIALS:

LEGAL 500 FIRM, MOORCROFTS CORPORATE LAW: “We have been tenants of RMWF at Mere Park for over 10 years. Our experience working with Kelly has been nothing but positive”

RBS ASSOCIATES, Independent Financial Advisors: “We’ve been in Mere Park for approaching 20 years and cannot fault the landlords. Kelly is flexible and adaptable and deals with any issues with a smile. That’s not always been our experience in offices elsewhere, and I have no hesitation recommending Mere Park.”

DRIVE THE DEAL, Broker: “Mere Park is very well run, with all maintenance up-to-date, and any issues dealt with very promptly. Kelly has always been a supportive landlord and I’d have no hesitation in recommending Mere Park to any prospective tenant.”

LACKA FOODS LTD, part of Weetabix: “We’ve been here nearly 10yrs. A couple of years ago, RMWF negotiated a deal on energy which saved the whole Park money. It’s a good place to rent offices, in a great location.”

VIEWING - Strictly by appointment through Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Liam Ash
Telephone: 01494 450951
Email : adriand@dbk.co.uk / liama@dbk.co.uk

