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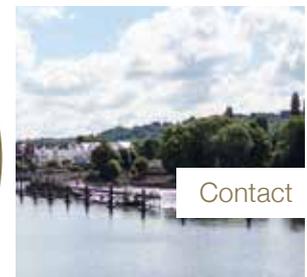
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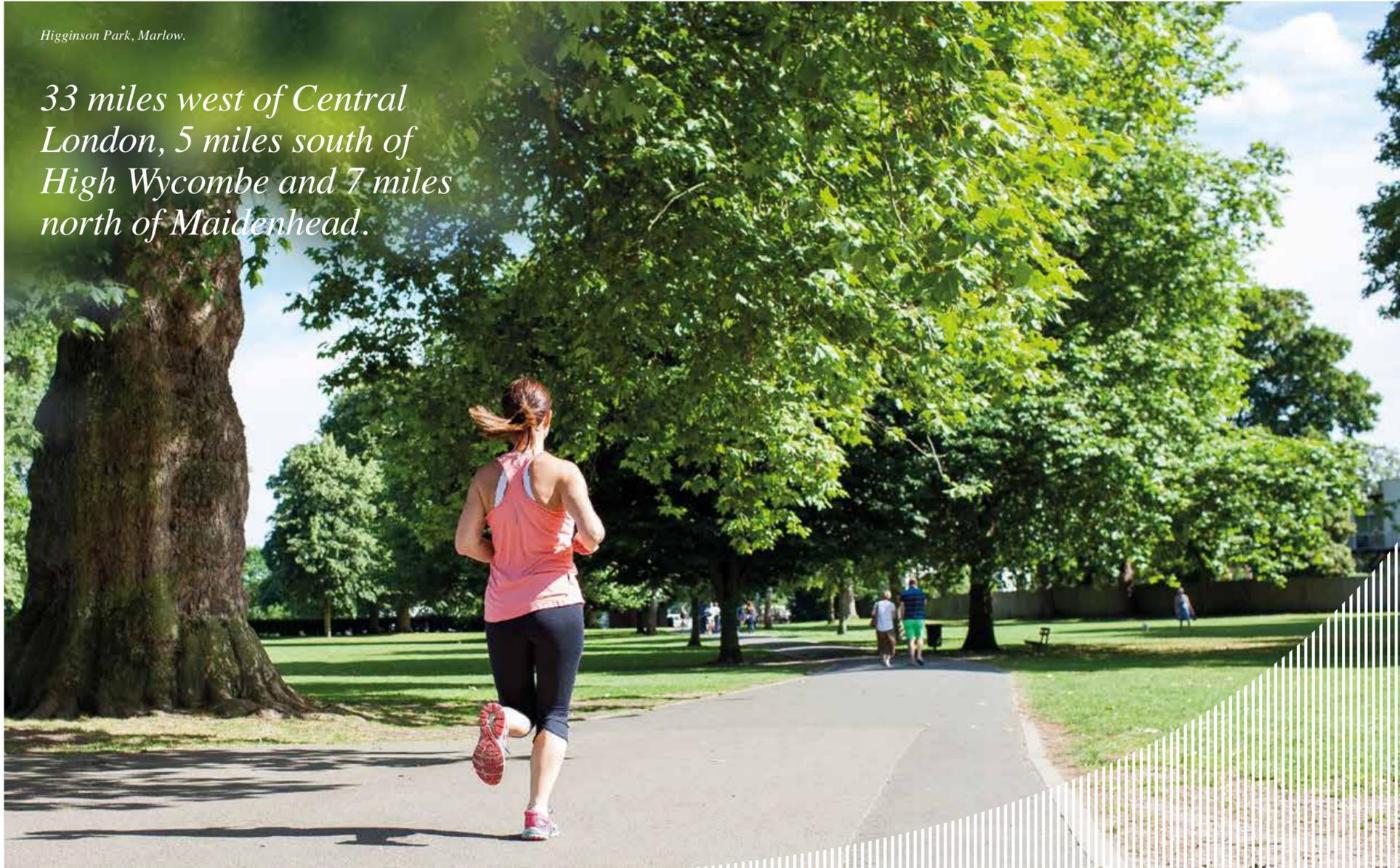
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Sports Clubs & Activities

Higginson Park, Marlow.

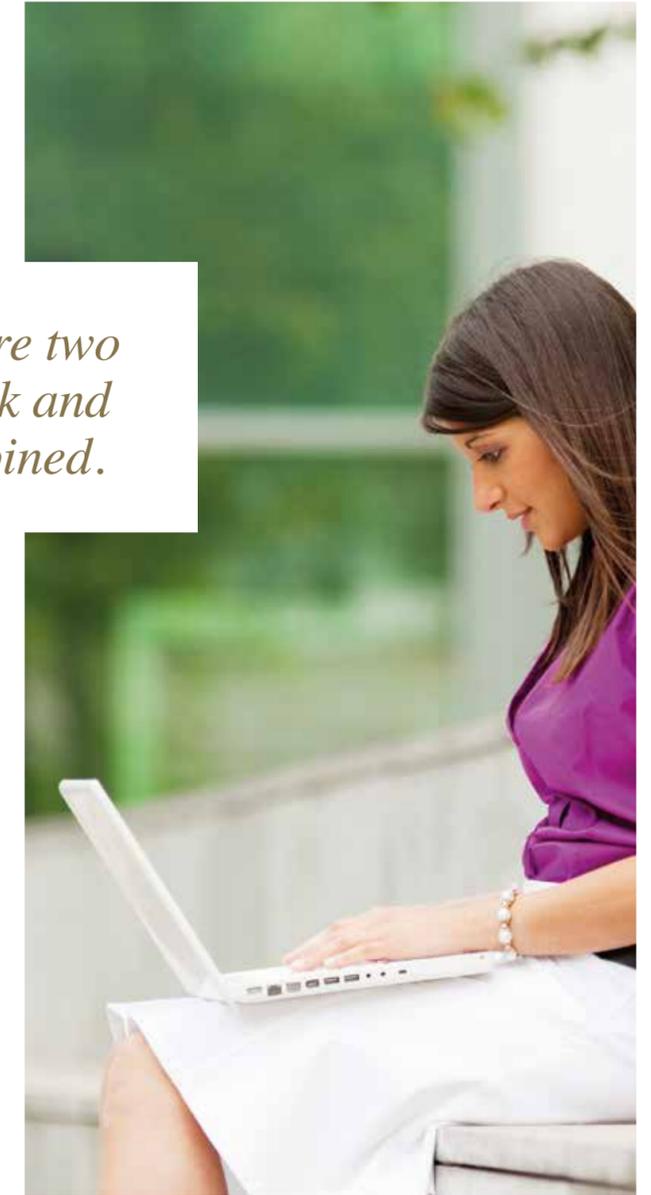
33 miles west of Central London, 5 miles south of High Wycombe and 7 miles north of Maidenhead.



Welcome to a place where two worlds align, where work and life are effortlessly combined.

Marlow is a unique riverside town steeped in history and tradition but offering all the modern amenities you need, want and beyond what you might expect, all right on your doorstep.

This well-balanced environment is the perfect place to grow and flourish and already has a well-established business community due to its strategic location in the heart of the Thames Valley.



Globeside Business Park



A high quality range of properties offering a modern working environment.

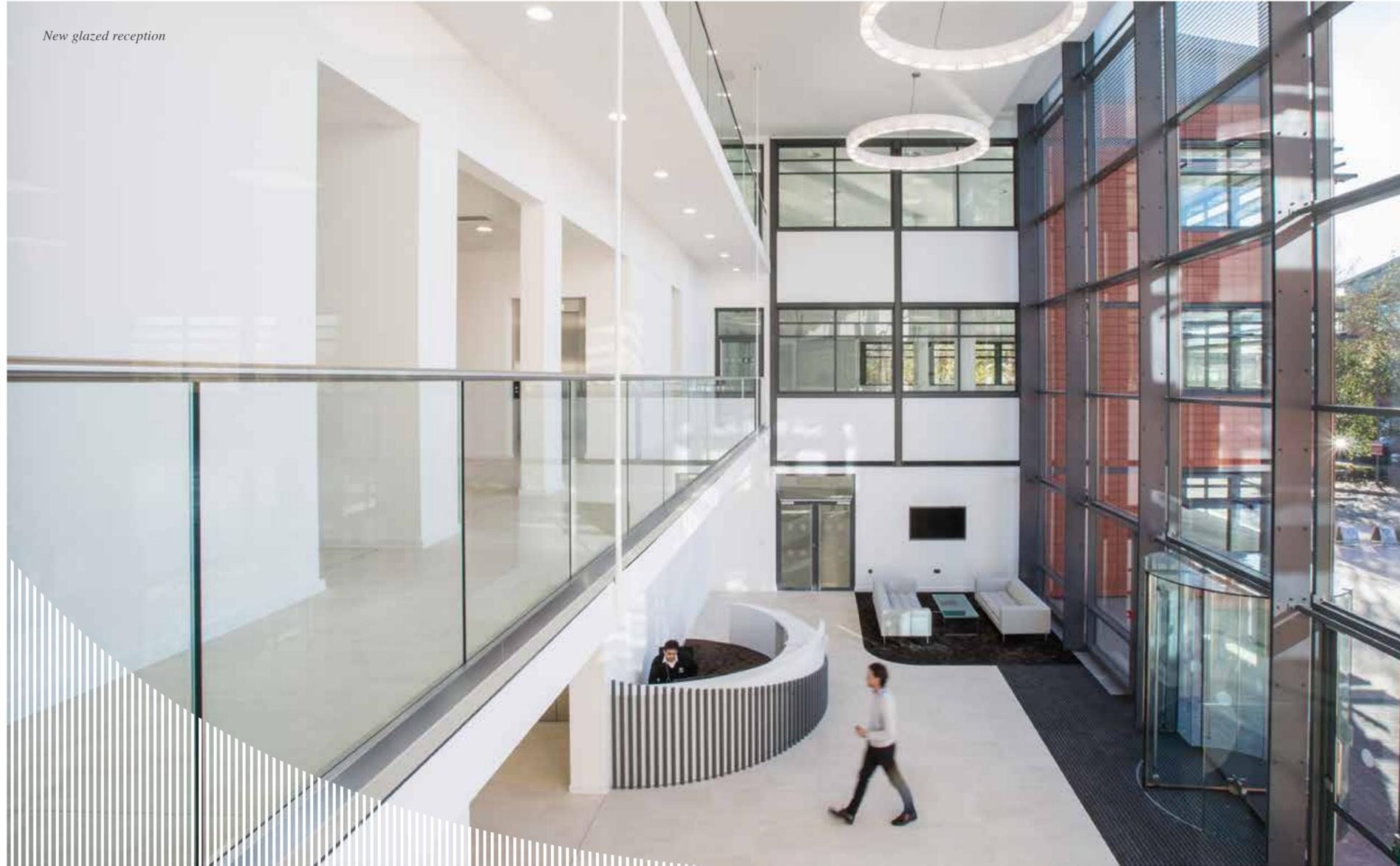
Set in an attractive landscaped environment around a central boulevard, with clay terracotta tiled facades and aluminium framed windows presenting a truly distinctive look and feel – both inside and out.

Located immediately adjacent: Marlow railway station, with the town centre just a 10 minute walk away.

The site also has planning for an on-site café.

Globeside is a campus of 4 Grade A buildings set around an attractive landscaped boulevard.

New glazed reception

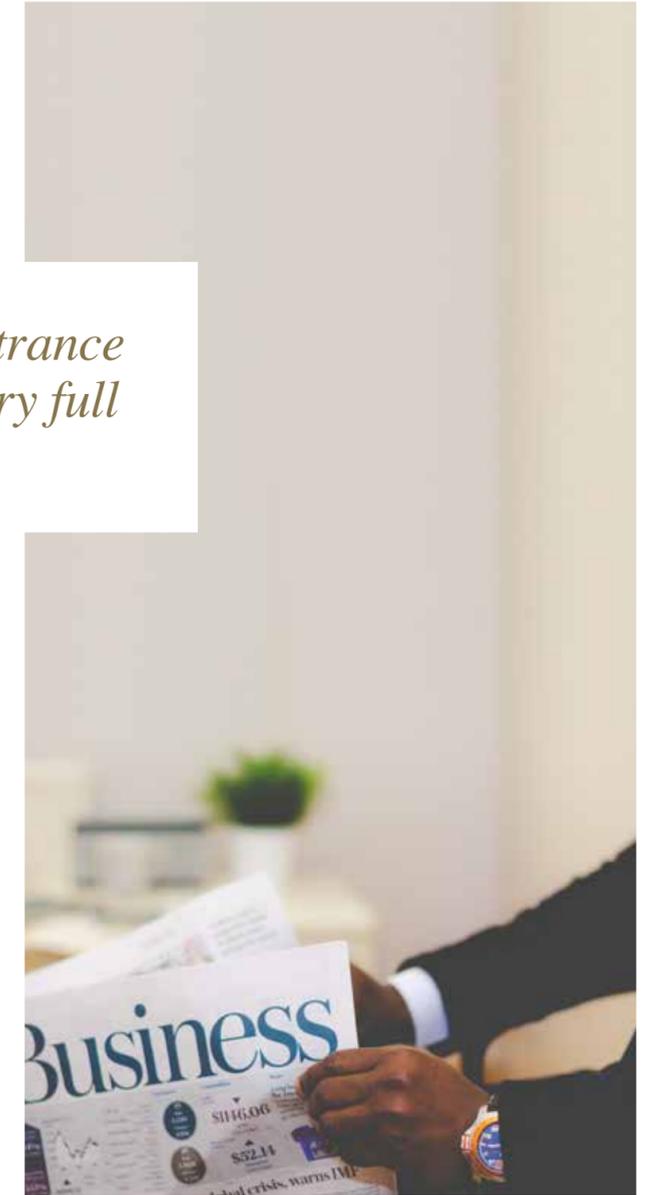


An impressive glazed entrance leads into a contemporary full height reception.

This newly refurbished property delivers a distinctive appearance with modern furnishings and glazed walkways, arranged over three spacious floors.

At the heart of it: the central core reception includes a main staircase and two lifts leading to all floors with refurbished toilets and new shower facilities.

An impressive parking ratio of 1:247 sq ft provides 160 spaces on site.



One Globeside

*38,000 sq ft
of refurbished Grade A
office accommodation*



*Discover this flexible
accommodation with high
quality finishes.*

Specification

- + Triple height reception
- + 4 pipe fan coil air-conditioning
- + New metal raised floors with 150mm underfloor void
- + Suspended metal tiled ceilings
- + Remodelled entrance area
- + 2.75 metre clear floor to ceiling height
- + LED panel lighting
- + 160 car parking spaces (1:247 sq ft)
- + Two 13-person passenger lifts
- + Male and female WCs on each floor
- + Shower facilities

One Globeside

FLOOR PLANS

SCHEDULE OF AREAS

Building 1

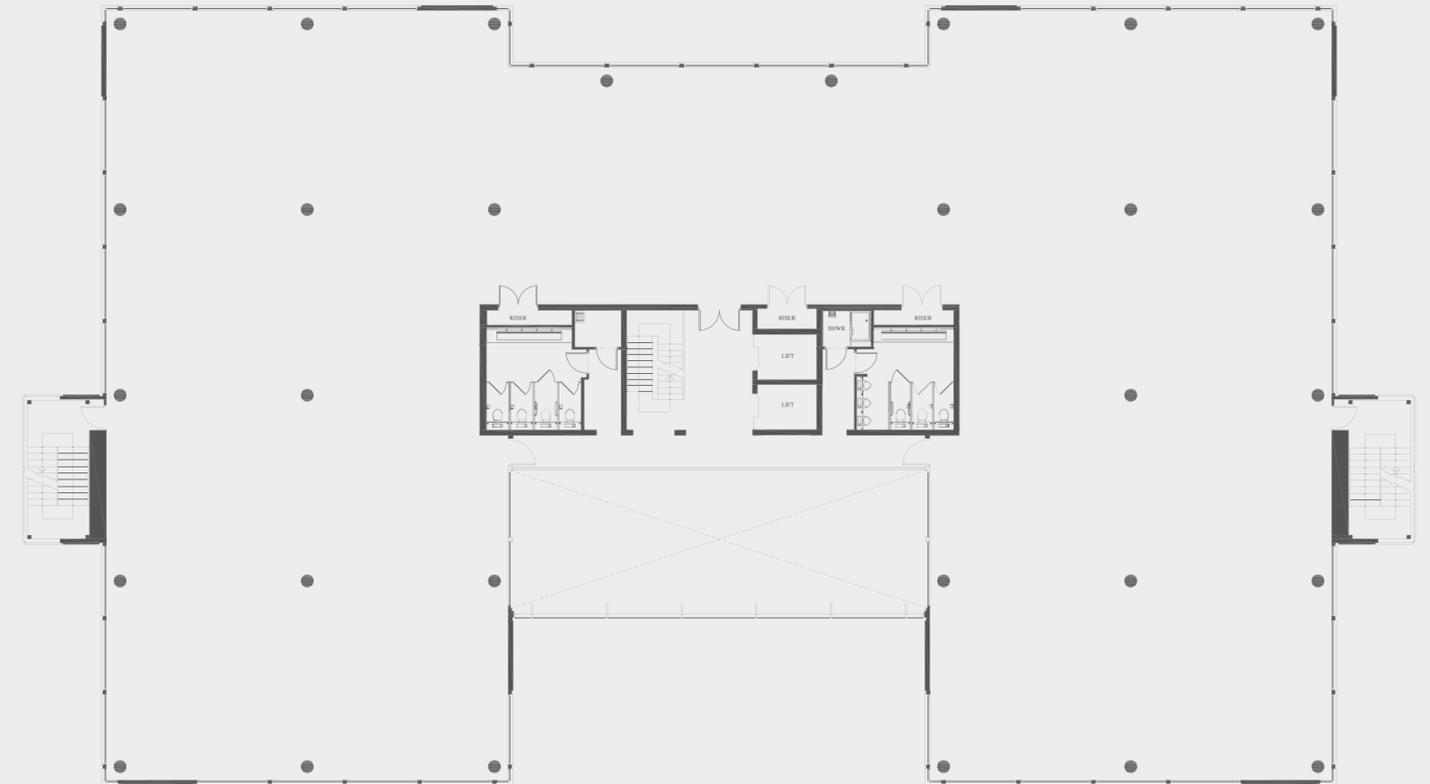
	sq ft	sq m
Reception	1,510	140
Ground floor	12,142	1,128
First floor	12,327	1,145
Second floor	12,327	1,145
TOTAL	38,306	3,558

Car parking

	sq ft	spaces
Parking ratio	1:247	160



Typical Floor plan - not to scale



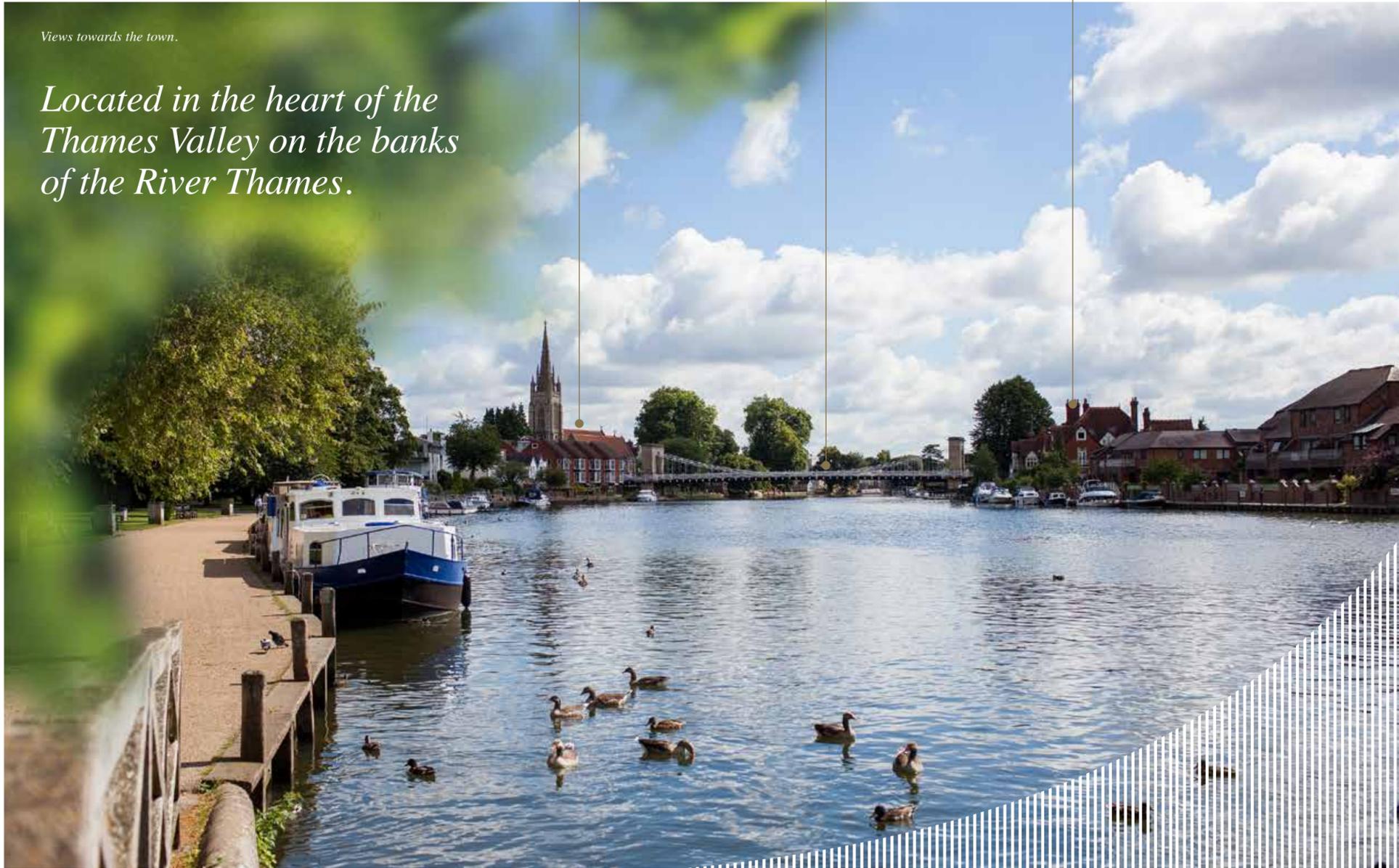
All Saints Church

Marlow Suspension Bridge

The Compleat Angler Hotel

Views towards the town.

Located in the heart of the Thames Valley on the banks of the River Thames.



A charming historic English riverside town in Buckinghamshire.

Think of the perfect spot for your business. You've found it.

Marlow has everything you could ever need – or dream of. Set on the River Thames, this is a place that positively exudes character. From food and drink, to shopping, sports and so much more. Why would your business want to be anywhere else?





Marlow boasts an impressive selection of High Street shops, bars and cafés.

Just a 10 minute walk from Globeside, Marlow's primary shopping area is centred on the attractive High Street close to the riverside with big names like Waitrose, Marks & Spencer, Space NK, Monsoon, Crew, Starbucks and Pizza Express close by.

For a true culinary treat, why not book a table at the Michelin-starred The Hand and Flowers or experience a taste of luxury at The Compleat Angler where you can enjoy unparalleled views across the River Thames.





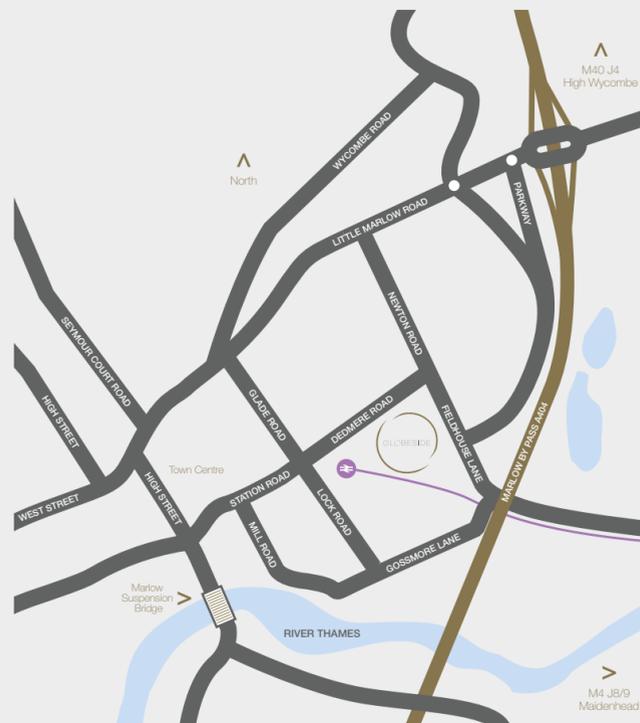
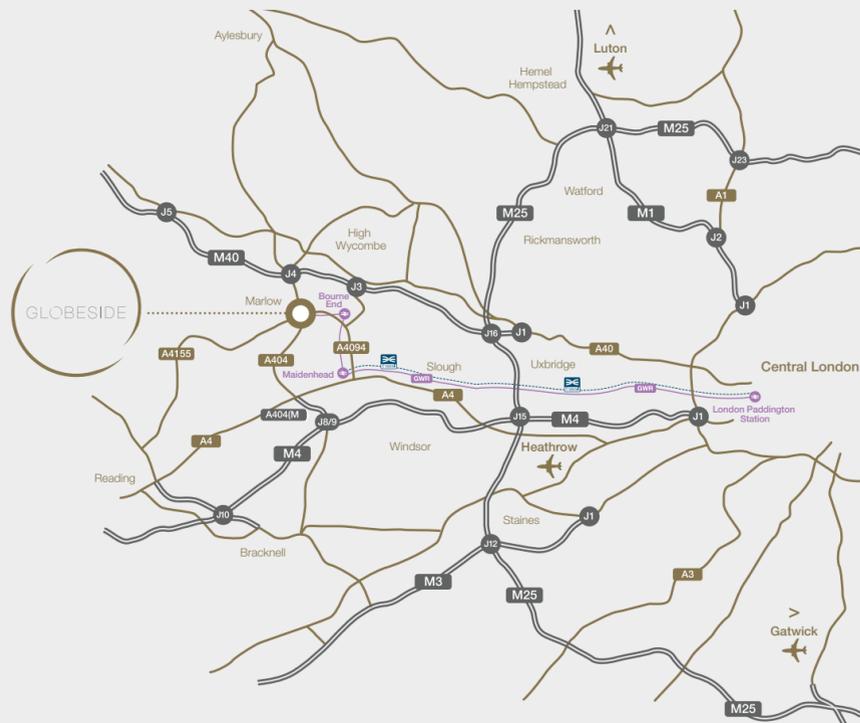
Experience a wide spectrum of sports clubs and sporting activities for everyone.

Nestled by the River Thames on a private estate, Harleyford Golf Club offers 18 holes of picturesque play for all levels of golfer, whilst Marlow Rowing Club welcomes people of all abilities and organises various rowing events throughout the year.

Marlow Canoe Club is situated directly under the iconic Marlow Bridge, and other locally-based sports clubs include The Quad Health & Fitness Centre, along with tennis, running, cycling, cricket, rugby and football.

Whilst, for a less strenuous alternative, enjoy a walk along the River through Higginson Park.





Sat nav: SL7 1NT

Excellent connectivity for business to London and internationally.

Whether travelling by car, plane or train, Marlow is the place to be. The town benefits from excellent connectivity to the wider South East thanks to the A404(M) – the main north-south arterial road connecting to Junction 4 of the M40 and Junction 8/9 of the M4.

Junction 15 of the M25 is approximately 32km (20 miles) to the east, providing access to the national motorway network, whilst the M4 offers direct access to Heathrow 35km (22 miles) to the south east.

Marlow railway station provides a swift and convenient service to London Paddington via Maidenhead, with a fastest journey time of approximately 50 minutes.

From Maidenhead the line also travels west, journey times to Reading are just 43 minutes. Maidenhead will also benefit from becoming part of the Crossrail Network from 2019.

Globeside is accessed off Fieldhouse Lane via Parkway, which directly connects to the A404(M) and A4155 approximately 0.5km (1 mile) to the north east.



By Road

Central London	33 miles
High Wycombe	5 miles
Maidenhead	7 miles
Reading	16 miles



By Road to the Airport

Heathrow	22 miles
Gatwick	58 miles
Luton	41 miles



Rail

Maidenhead	23 mins
Reading	43 mins
Henley-on-Thames	54 mins
Paddington	49 mins
Oxford	1hr 21 mins
Guildford	1hr 43 mins
Bath Spa	1hr 52 mins



Journey times from Maidenhead - 2019

Bond Street	41 mins
Liverpool Street	48 mins
Canary Wharf	55 mins
Reading	12 mins



*Unique place.
Unique opportunity.
Discover more.*

For further information or to arrange a viewing, please contact one of the joint letting agents. Terms upon application. Viewing strictly by appointment through the joint sole letting agents.



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