

MERIDIAN

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MARLOW



**TOP FLOOR SUITE**  
**1,384 SQ FT REMAINING**

Ground and first floors  
recently let to Spin Master Toys





WELCOME

Meridian offers high quality office accommodation arranged over ground and two upper floors.

An extended reception area leads onto open-plan offices with excellent natural light, allowing occupiers the flexibility to meet their business needs.

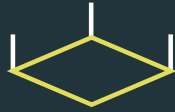
Meridian also has two dedicated site entrances and exits as well as having secure parking with number plate recognition technology at a ratio of 1:196 sq ft

The available second floor suite offers 1,384 sq ft (129 sq m) of offices, with 7 allocated parking spaces.

# SPECIFICATION



Efficient VRF air conditioning



Metal suspended ceilings



Recessed LED lighting



Occupation density 1:8



10 person passenger lift



7 allocated car spaces (ratio 1:196 sq ft)



Number plate recognition technology



Cycle storage



Raised access floors (void 150mm)



Floor to ceiling height 2.7m



Male and female WCs on each floor



Shower facilities



Excellent natural light

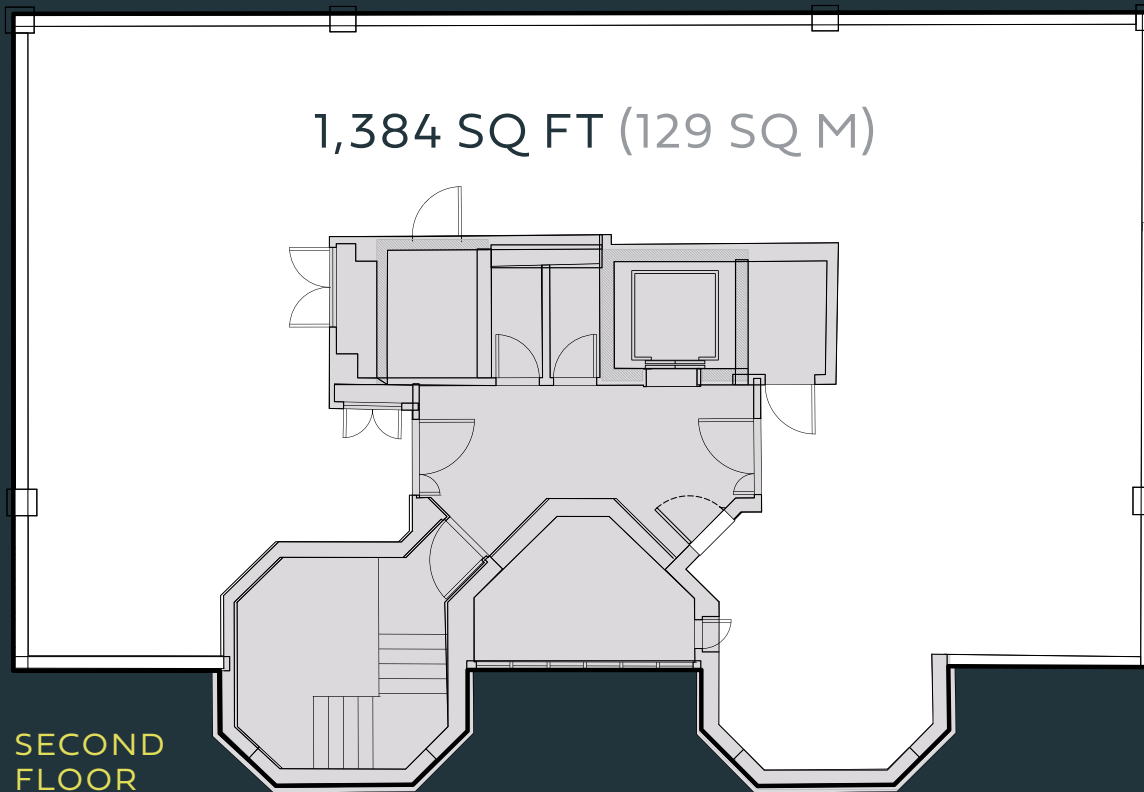


EPC B



TOP FLOOR SUITE 1,384 SQ FT

# ACCOMMODATION



Floor (NIA)	sq ft	sq m
Second	1,384	129
First	LET	
Ground	LET	
<b>Total</b>	<b>1,384</b>	<b>129</b>

# SURROUNDING AREA



River Thames

Marlow Town Centre

Marlow Station

GLOBE BUSINESS PARK

M4 7 miles ←

A404(M)

M40 3 miles →

## GLOBE BUSINESS PARK

- 1 BAP Pharma
- 2 Spin Master Toys
- 3 Amicus Therapeutics
- 4 Sagittarius IP / TTI Ltd
- 5 Telefonica UK Ltd
- 6 Softcat
- 7 Data Select
- 8 Twogether
- 9 MLL Telecom / Regus
- 10 HPS Group / TradeBe
- 11 Sennheiser UK
- 12 Cobham Antennas Ltd
- 13 Allergan / D&B Icon / Aptos

## NEARBY AMENITIES

- 1 The Marlow Club
- 2 Travelodge
- 3 Coopers Roastery & Coffee Bar
- 4 Chives café

Marlow has an attractive town centre, located adjacent to the River Thames which is easily accessible from the building.

The town has exceptional retail, hotel and leisure facilities, a good mix of well-known restaurants and bars and a thriving business community.



The Ivy



Maliks



Crafty Taproom



Piccolino



Marlow Bridge on The River Thames



**RESTAURANTS**

- 1 The Two Brewers
- 2 Compleat Angler
- 3 Piccolino
- 4 Zizzi
- 5 The Ivy
- 6 Côte
- 7 The Chequers
- 8 Prezzo
- 9 Coach
- 10 Hand & Flowers

**GYMS**

- 1 The Marlow Club
- 2 Prime
- 3 Leo Gym

**CAFÉS**

- 1 Coopers café
- 2 Chives café
- 3 Costa
- 4 Fego
- 5 Starbucks

**BARS**

- 1 The Prince of Wales
- 2 Crafty Taproom
- 3 Botanist

**HOTELS**

- 1 Travelodge
- 2 Compleat Angler
- 3 Premier Inn
- 4 Crowne Plaza Marlow



..... GREAT WESTERN RAILWAY  
..... ELIZABETH LINE



All Saints Church and Marlow Bridge



Susie Watson Designs,  
Marlow High Street



Moda in Pelle, Marlow High Street



Hewetts, Marlow High Street



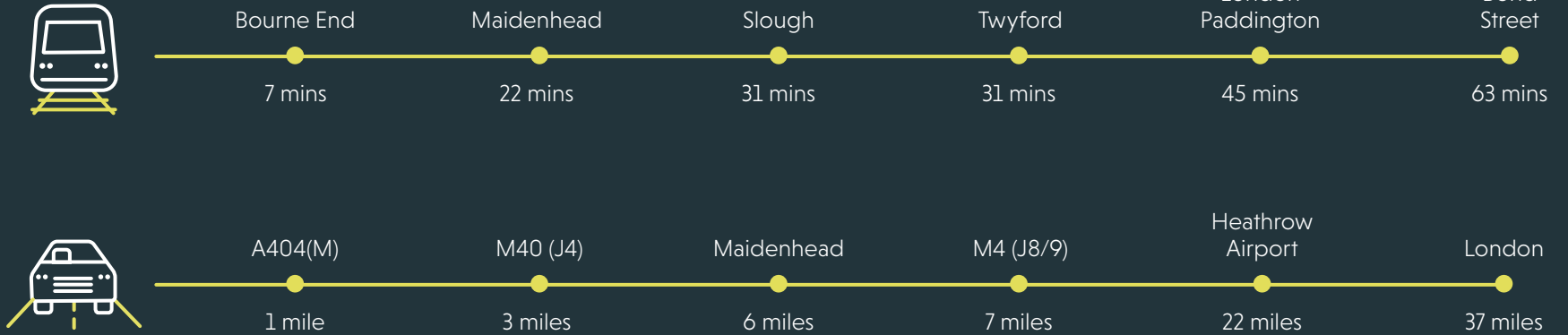
Marlow High Street



Mint Velvet and Fego, Marlow High Street

# ON THE LINE

From Marlow



Marlow is easily accessible from the M40 (J4) to the north and M4 (J8/9) to the south via the A404(M) which connects both motorways. These roads allow access into London, 37 miles away, and Heathrow Airport, just 22 miles away.

Maidenhead is just 6 miles south and is accessible by rail and road. Both Marlow and Maidenhead, along with nearby High Wycombe, are served by regular trains to London Paddington. Maidenhead benefits from the Elizabeth Line offering direct connections to the West End, the City and Canary Wharf.



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