

ATLAS HOUSE

MARLOW, SL71EY

FULLY DECARBONISED SUSTAINABLE WORKSPACE
7,724 SQ FT TO LET

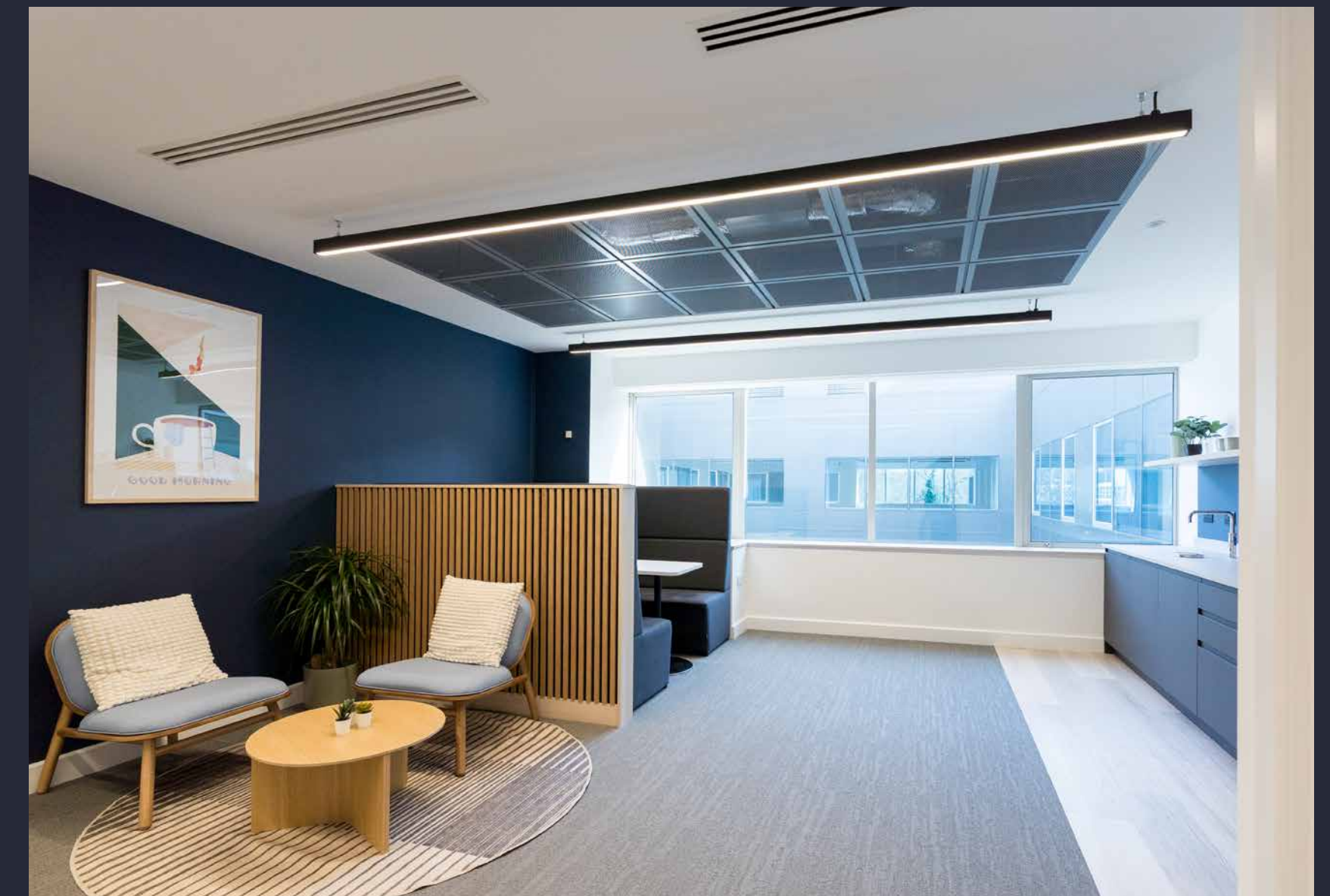
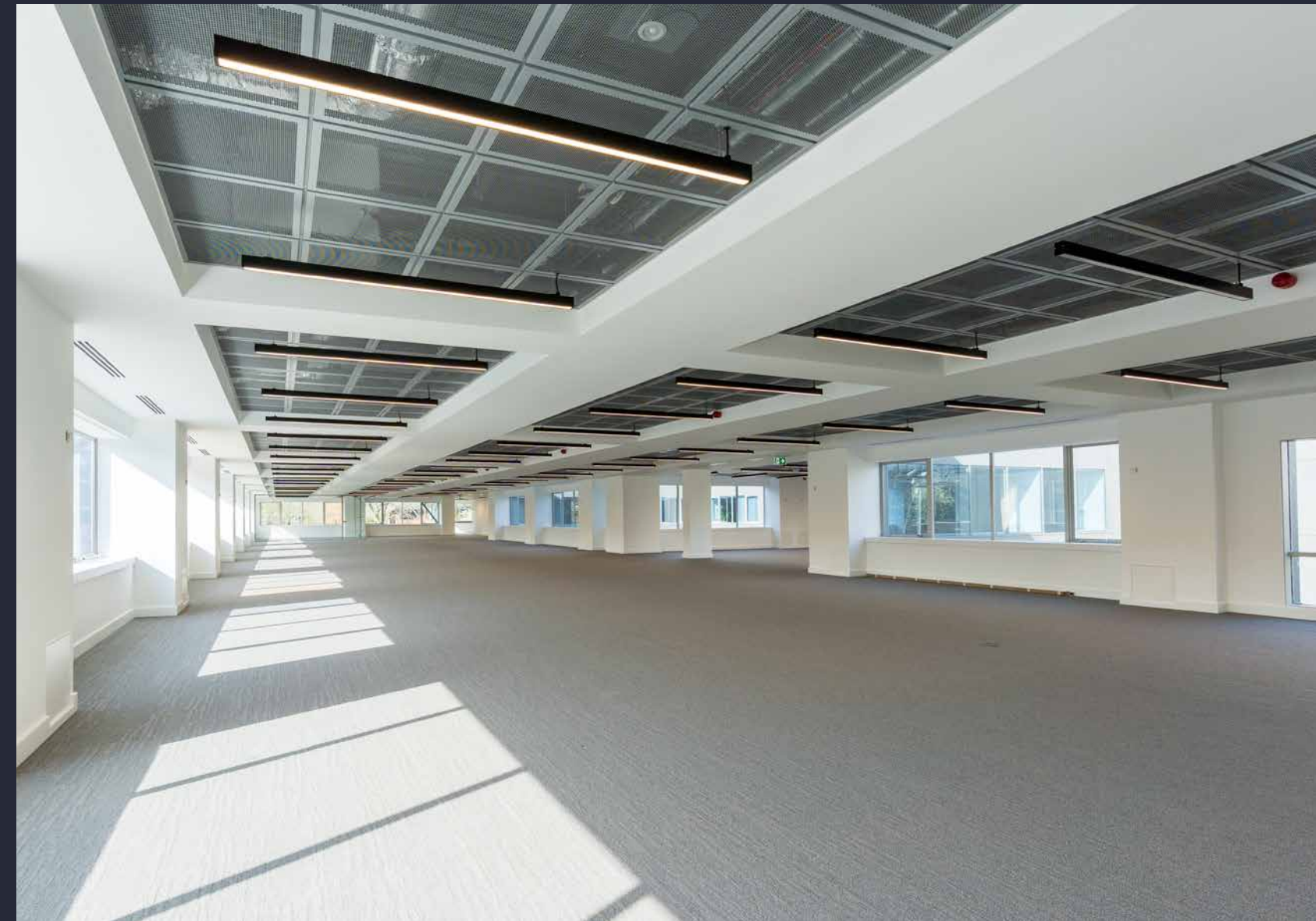


TO LET 7,724 SQ FT

Atlas House is located in the heart of Globe Business Park in Marlow, on one of the Thames Valley's most accessible business locations. It is adjacent to the A404 providing direct access to both the M40 at Junction 4 and the M4 at Junction 8/9.

The building has undergone a comprehensive refurbishment to provide high quality sustainable workspace. In addition to the new office space, the building also offers substantial shared collaborative areas including business lounges on each floor and a recently refurbished reception.

Atlas House offers occupiers excellent sustainability credentials. The building is fully decarbonised, with all new mechanical and electrical systems, as well as on-site renewable energy from rooftop solar panels which will deliver an expected EPC A rating. The suite will be offered to a highly flexible base specification which will suit all occupier fit out styles. The owner is committed to be net zero carbon for operational and embodied emissions by 2040.



FLOOR PLANS

FIRST FLOOR

FLOOR	SQ FT	SQ M
1st	7,724	718

*Area taken from previous measured survey. Subject to final measurement, following completion of refurbishment works.

SPEC DETAIL

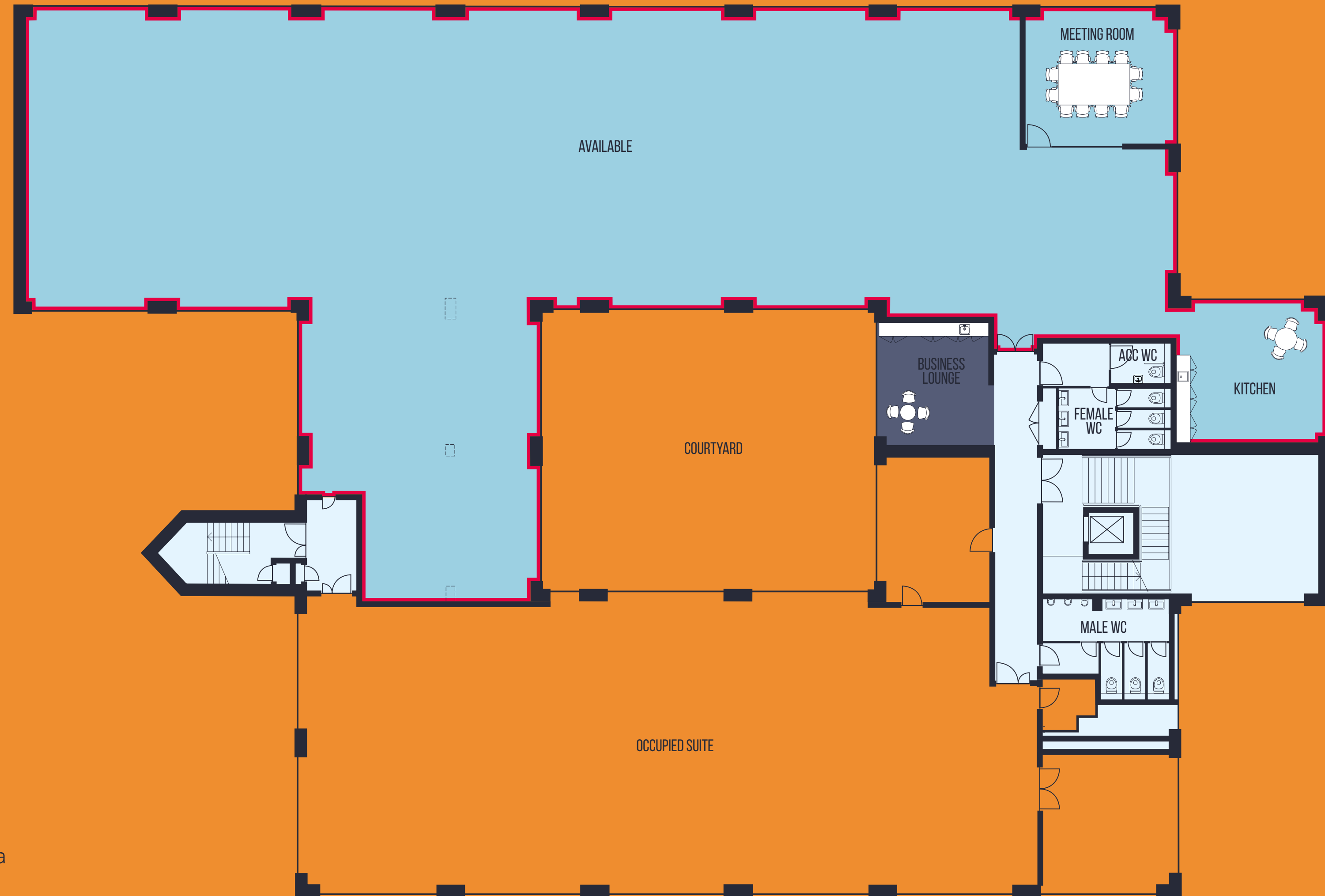
The suite is being fully refurbished to a CAT A specification, providing:

- New air conditioning
- New LED lighting
- New hybrid ceiling finish
- Boardroom with high quality finishes
- Kitchen and break out area
- Modern reception space
- Fully accessed raised floors
- Expected EPC A

Atlas House offers:

- Newly refurbished WC facilities
- New shower/changing and locker facilities
- Double height reception area
- One passenger lift
- New communal business lounge/break out area
- External communal courtyard area
- Excellent parking allocation - 30 car parking spaces (1: 258 sq ft)

- Available
- Occupied space
- Core
- Business lounge



SUSTAINABILITY

WORKSPACE SHAPED BY A SUSTAINABLE FUTURE.

The owner is committed to enhancing the environmental performance of Atlas House to improve its operational efficiency and to ensure that it meets occupier requirements. The refurbishments have been designed and specified to achieve an EPC rating of A, the highest in Marlow.

The building is fully decarbonised and ready for a net-zero future, the workspace benefits from excellent natural light, complemented by a high-performing LED lighting to ensure low occupational running costs. The building is all electric and there is the ability for occupiers to install EV chargers.

Designed around a healthy lifestyle, taking advantage of Atlas House's close proximity to Marlow Station, the building offers cycle storage, shower and changing facilities, there is a plethora of local amenity within an easy walking distance. The wider business park is developing a sustainable transport plan to improve access.



EV CHARGING POINTS



SOLAR PANELS



LED LIGHTING



AIR CONDITIONING



PIR SENSORS



BIKE STORAGE



SHOWER / CHANGING FACILITIES



TARGET EPC A



COMMUNAL COURTYARD

LIFESTYLE

Marlow is an attractive riverside town with an expansive variety of bars, restaurants, shops and leisure facilities within a ten minute walk of Atlas House.







AMENITIES

COFFEE SHOPS ●

1. Coopers
2. Globeside café
3. Starbucks
4. Fego Caffe
5. Costa Coffee

SHOPS ●

1. The White Company
2. Jigsaw
3. Sweaty Betty
4. M&S
5. Accessorize

RESTAURANTS ●

1. The Ivy Marlow Garden
2. The Marlow Bar and Grill
3. Marlow Donkey pub
4. The Hand and Flowers
5. The Coach
6. The Butcher's Tap
7. The Shed

HOTELS/LEISURE ●

1. The Crowne Plaza / Conference Centre
2. Premier Inn
3. Macdonald Compleat Angler
4. Travelodge
5. Marlow Club

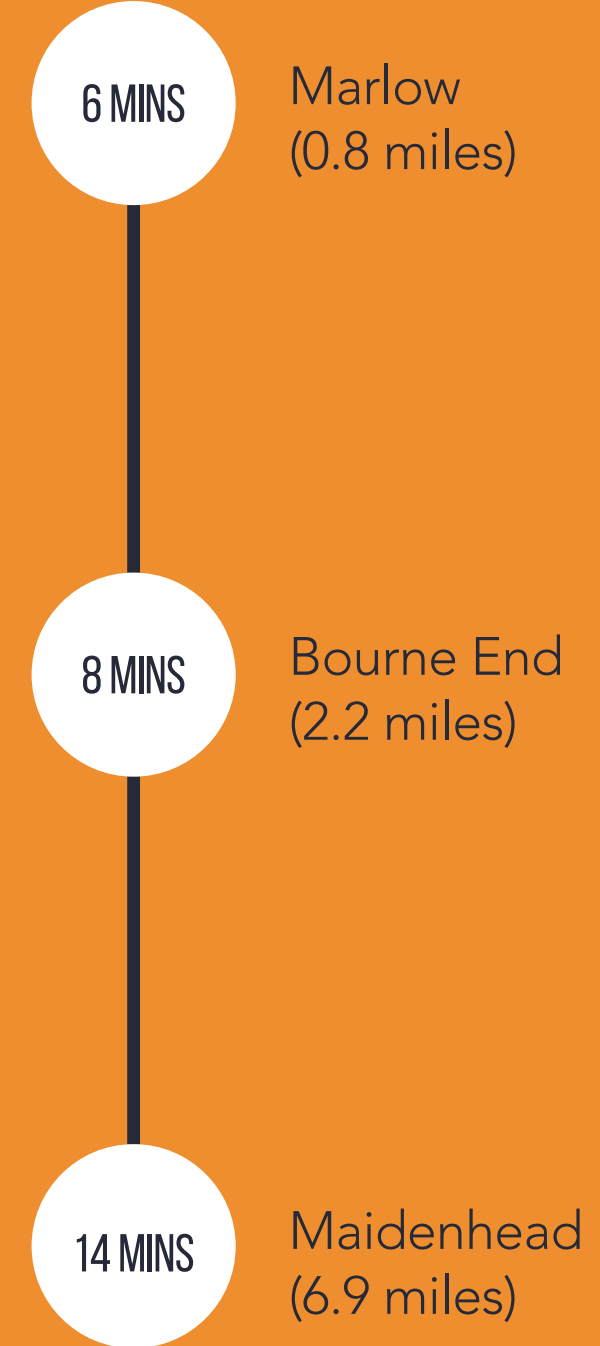
NEARBY TRANSPORT



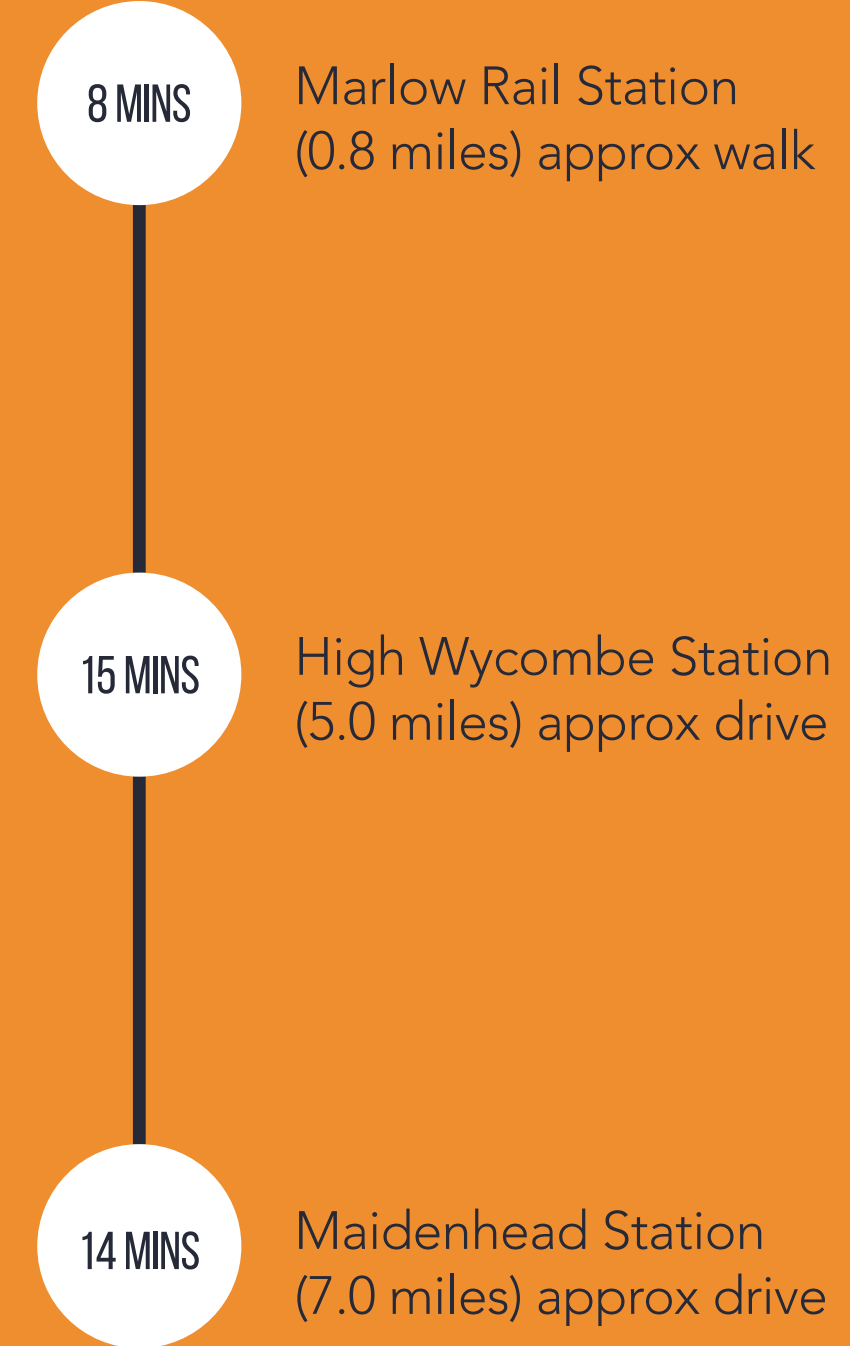
DRIVE TO AIRPORTS



DRIVE TO TOWNS



LOCAL RAIL CONNECTIONS



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