

# TO LET

1,086 Sq Ft (100.89 Sq M)

- › Two storey self-contained office
- › Courtyard complex close to high street
- › Ample parking allocation
- › Dual aspect and potential for multiple occupancy



**6 Bassett Court**  
Newport Pagnell, MK16 OJN

Contact: Tate James or Nick Bosworth  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Located on an office park in Newport Pagnell.
- Walking distance to town centre.
- Excellent access to the M1 motorway, A509 and A422 trunk roads.
- Nearby amenities include the Medical Centre, Co-op Food, Nationwide and more.

 what3words

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 Google Maps

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## Description

- Two storey office accommodation within a courtyard setting, just a short walk from Newport Pagnell high street and its various amenities.
- The ground floor is open plan with a glazed partition meeting space. The ground floor also benefits from some understairs storage, WC and kitchenette space.
- The first floor accommodation is open plan space, again with a kitchenette and WC.
- Externally the property can be access from the front or rear and benefits from an ample parking allocation.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000. VAT is payable.

## Accommodation (Net Internal Area\*)

Ground Floor	48.4 SQ M	521 SQ FT
First Floor	52.49 SQ M	565 SQ FT
<b>Total</b>	<b>100.89 SQ M</b>	<b>1,086 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-66

**Business Rates:** The rateable value is £14,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

## Contact:

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