

For further information  
please contact:


Milton Keynes Office

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MK16 8EN

## To Let

### 61a, Union Street, Newport Pagnell, Milton Keynes, MK16 8ET

 £20,000 per annum

 82 Sq M / 882.5 Sq Ft

 A well presented unit with ground floor reception area and kitchen to the rear. To the first floor there are 3 offices/clinics, with a further kitchenette and 2 WC's.

All space has electric storage heaters and Cat 2 lighting and first floor offices have networking and intercom.

4 parking spaces to the rear.



## 61a, Union Street, Newport Pagnell, Milton Keynes, Buckinghamshire, MK16 8ET

### Location

Newport Pagnell is a historic thriving market town in the north east of Buckinghamshire situated approximately 6 miles to the north of Milton Keynes. Easy access to Junction 14 of the M1 motorway 20 minutes drive from both Bedford and Northampton and within a 10 minute drive from the main railway station in Milton Keynes.

Newport Pagnell attracts a great deal of passing trade and the High Street offers a wide selection of shops pubs restaurants and ample free parking.

### Accommodation

Ground Floor	17.3 sq m	(186 sq ft)
First Floor Offices	64.7 sq m	(696.5 sq ft)
<b>Total:</b>	<b>82 sq m</b>	<b>(882.5 sq ft)</b>

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

### EPC

The EPC rating for the property is TBC

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)

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