




To Let


First Floor Left Self Contained Offices, 61A Union Street, Newport Pagnell, Bucks MK16 8ET

 £8,000 Per Annum

 378 Sq Ft / 35.12 Sq M

 Well presented first floor offices/clinic with shared WC's and Kitchen.

All space has electric storage heaters, Cat 2 lighting, networking and intercom.

 There is one allocated car parking space



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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.

Terms & Tenure

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

Accommodation

Net Internal

Offices	378 Sq Ft	(35.12 Sq M)
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Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is E

VAT

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

Costs

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

Viewing

Strictly by appointment only please contact:

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