



To Let

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

 £16,000 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)
Total:	82 sq m	(882.5 sq ft)

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:

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