

# TO LET

 KirkbyDiamond



Office 1a, First Floor  
Tickford House  
Silver Street  
Newport Pagnell  
MK16 0EX

£14,140 per annum exclusive

1,414 SqFt (131.36 SqM)

- High Street location
- Staff facilities
- Local amenities closely available
- Off street parking

## Location

Tickford House sits on St John Street, just off of Newport Pagnell High Street. It is within easy walking distance to all local amenities. The property has excellent access to the M1 motorway, A509 and A422 trunk road. The town is approximately 4 miles to the Northeast of Central Milton Keynes and 3 miles to J14 of the M1 motorway.

## Description

Tickford House combined with Tickford Arcade is a three storey property with office accommodation to the first and second floors and retail premises including but not exhaustive of a jewellers, tattooist and hairdresser on the ground floor. The available office is located on the first floor and features both open plan and partitioned office accommodation with kitchenette facilities and WC's available within the property.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £14,400 per annum exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £16,250.

Interested parties are advised to contact the relevant Local Authority.

## EPC TBC

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## Accommodation

First floor office which presents as a mixture of open plan and partitioned offices. The accommodation also has kitchenette and WC facilities.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation | Sq Ft | Sq M   |
|---------------|-------|--------|
| Total         | 1,414 | 131.36 |

Areas quoted are approximate and should not be held as 100% accurate.

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## Viewings

For further details please contact;

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