

NEWMAN HOUSE

BUCKINGHAM



SMALL OFFICE SUITES AVAILABLE ON FLEXIBLE LEASES
WITH RENTS INCLUSIVE OF UTILITY COSTS

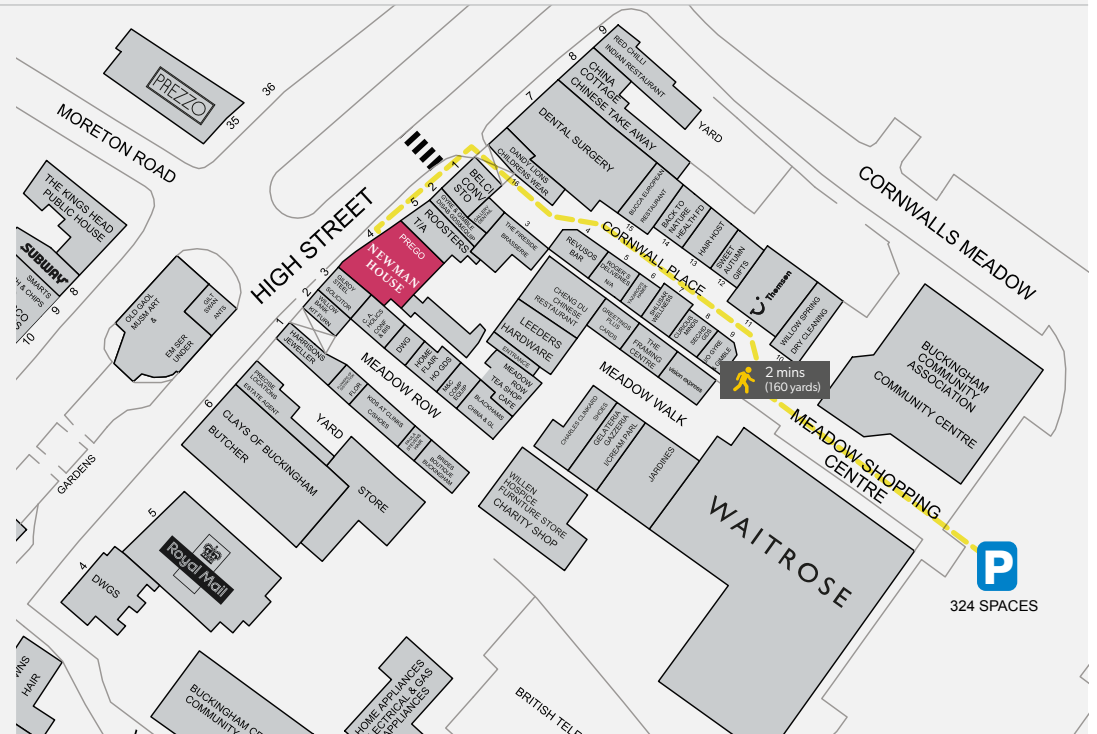
TO LET

LOCATION

The property is situated on the High Street in Buckingham, close to all the town centre amenities. It is within a two minute walk of the main town centre car park which serves the Waitrose supermarket and the specialist independent shopping area formed by Meadow Row, Meadow Walk and Cornwall Place.

Buckingham is a traditional market town and still has a weekly open market. It is also home to the first private University in England with a student population in excess of 2,000.

[Click to view location on Google Maps](#)



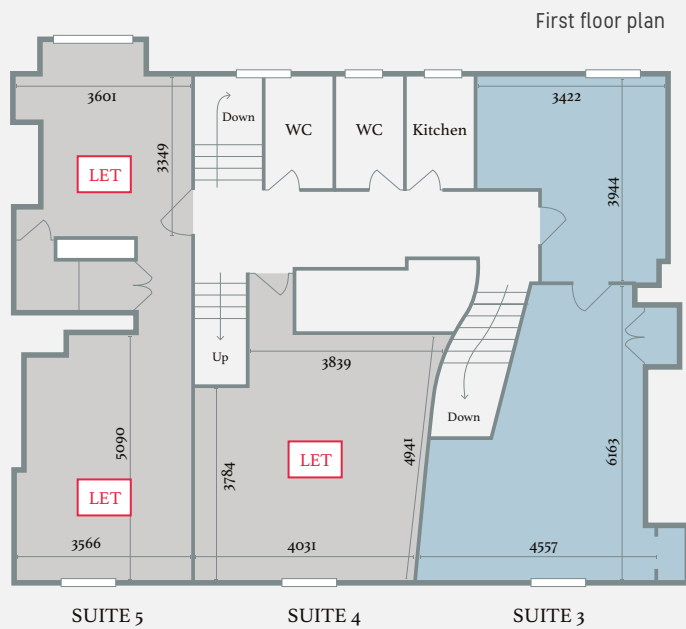
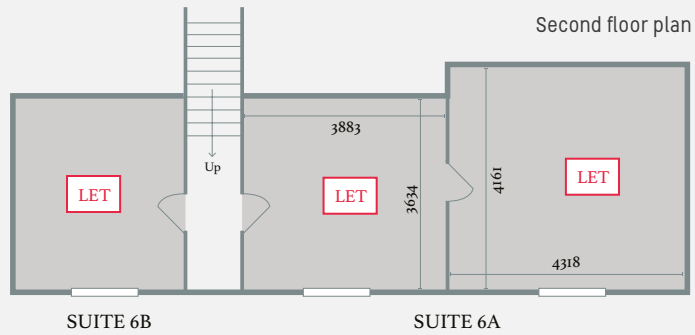
TOWNS & CITIES

A421	2 miles
M40 (J10)	13 miles
Milton Keynes	15 miles
Aylesbury	17 miles
Oxford	29 miles

RAIL (FROM MILTON KEYNES)

Northampton	17 mins
London Euston	55 mins
Birmingham New Street	59 mins
Manchester Piccadilly	1 hr 37 min





ACCOMMODATION

The property provides the following net internal floor areas:

Suite 3 (3-4 person office)	343 sq ft	(31.87 sq m)
Suite 4 (2-3 person office)	231 LET sq ft	(21.4 LET m)
Suite 5 (3-4 person office)	311 LET sq ft	(28.8 LET m)
Suite 6A (3-4 person office)	321 LET sq ft	(32.4 LET m)
Suite 6B (1-2 person office)	121 LET sq ft	(11.2 LET m)

DESCRIPTION

Newman House is a Grade II listed building in central Buckingham. There are 5 small office suites within the property with shared toilet and kitchen facilities. The offices are on upper floors with stair access only. The offices offer a lot of character with exposed beams and stonework. The offices have LED lighting and electric heating.







TERMS

Leases are offered for a minimum term of 12 months at rents which are inclusive of electricity, water, upkeep of the common areas and buildings insurance. The individual rents will be:

Suite	Rent
3	£6,860
4	LET
5	LET
6A	LET
6B	LET

RATES

Each suite has a separate Rateable Value and occupiers will be responsible for business rates payments to Aylesbury Vale District Council.

A qualifying business will be able to claim full rates exemption under the Small Business Rates Relief Scheme.

VAT

VAT is applicable to rent.

EPC

The offices have an Energy Performance Rating of C68.

VIEWING

Strictly via appointment through the sole agents:



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