

# TO LET



Second Floor  
60 High Street  
Newport Pagnell  
MK16 8AQ

**Attractive Office Space  
To Let - Reduced Rent**

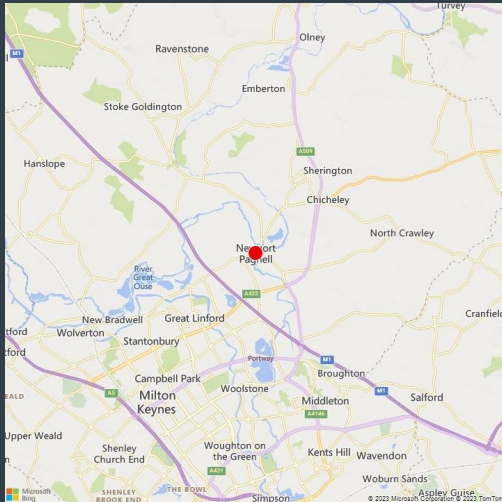
- High Street Location
- Staff Facilities
- Separated office spaces
- Break out/ staff space

## Location

Located in Newport Pagnell town centre. Easy walking distance to all amenities. With excellent access to the M1 motorway, A509 and A422 trunk road. The town is approximately 4 miles to the North East of Central Milton Keynes and 3 miles to J14 of the M1 motorway

## Description

- \* The premises comprise three offices and reception to the second floor
- \* Shared rear access.
- \* 2 Car parking spaces to the rear
- \* Quality office space.
- \* Available as of the 1st October 2023
- \* Attractive period features.
- \* Attic storage
- \* Staff WCs and kitchen.



## Accommodation

- 3 separate offices
- Reception space
- Kitchen
- Staff WCs
- Potential additional storage
- 2 allocated parking spaces

## Floor Area (GIA)

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

<b>Total</b>	1,062 SqFt	98.66 SqM
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Areas quoted are approximate and should not be held as 100% accurate.

## EPC

The property has an EPC rating of: C

## Business Rates

Current Rateable Value (1st April 2023 to present)  
£6,900

## Further Information

Viewing strictly by appointment:

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