

TO LET

Short & Flexible
Term Available



14 Market Square
Winslow
MK18 3AF

Office 2 – First Floor 132.27 SqFt (12.24 SqM)
Office 3 – Second Floor 286.21 SqFt (26.57 SqM)
Office 5 – Third Floor 165 SqFt (15.33SqM)

- Short & Flexible terms Available
- Kitchen
- Carpeted
- Telecoms

Location

Winslow is a town lying approximately 10.7 km (6.7 miles) south of Buckingham. The town benefits from a good variety of facilities including public houses, a church, a town hall, Post Office, convenience stores and vets. The town is served with a high street with boutique shops, a butchers, delicatessen and various takeaways. The town also provides a primary school, a secondary school and special education school.

Winslow is served by the A413, providing access to Aylesbury (10.9 miles) to the south and Buckingham to the north. The town is in proximity to the A421 (3.5 miles) which connects with the A43 and M40 to the west and Milton Keynes to the northeast.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of:

Office 2 - £3,200 per annum exclusive

Office 3 - £6,800 per annum exclusive

Office 5 - £3,960 per annum exclusive

VAT

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

Business Rates

Rateable Value - £7,400

Interested parties are advised to contact the relevant Local Authority.

EPC

TBC

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Accommodation

- Telecoms
- Category 11
- Electrics
- Gas Central Heating System
- Communal shared male and female wc
- Carpets
- Kitchen
- Pay and display car parking

Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Office 2 - First Floor	132.27	12.24
Office 3 - Second Floor	286.21	26.57
Office 5 – Third Floor	165	15.33
Total	418.48	38.81

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;

Tate James

01908 046863

Tate.james@kirkbydiamond.co.uk

