

TO LET

685 Sq Ft (63.64 Sq M)

- › Character High Street Office
- › Open Plan Space
- › Kitchen within demise
- › Stony Stratford is a thriving retail centre with lots of independent shops and businesses.



14 London House

Swinfens Yard, High Street, Stony Stratford, Milton Keynes, MK11 1SY



LOCATION

- Centrally located on the High Street, Stony Stratford, a flourishing Georgian market town.
- Large public car park close by.
- Excellent transport links.
- Situated on the A5, approx. 5 miles to Central Milton Keynes; 10 miles to the M1.

/// what3words

///committee.inspector.remover

 Google Maps

[Click here](#)



DESCRIPTION

- The offices are located on the first floor level with access being available from the High Street and also from the private car park at the rear
- Centrally located in a small development of shops and offices on Stony Stratford High Street
- There is also free public car parking close by in Cofferridge Close, on street in London Road and also the public car park off London Road
- Shared WC and kitchen facilities

TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £11,000. VAT is payable.

ACCOMMODATION

Total	63.64 SQ M	685 SQ FT
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC B (38)

Business Rates: The rateable value is £7,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:



TATE JAMES

07810 746 885 tate.james@kirkbydiamond.co.uk



REX DUNN

07425 244 205 rex.dunn@kirkbydiamond.co.uk

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 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