

# TO LET

685 Sq Ft (63.64 Sq M)

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



## 18 London House

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

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## 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.
- The offices are located on the second floor level with access being available from the High Street and also from the private car park at the rear

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## DESCRIPTION

- Available by way of a new lease or subletting of the existing unexpired term at a rent of £8,750 per annum exclusive until the 27th February 2027.
- 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 Coffridge Close, on street parking on London Road and also the public car park off London Road
- Shared WC and kitchen facilities

## TERMS

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

## ACCOMMODATION (Net Internal Area\*)

Office 18	63.64 SQ M	685 SQ FT
<b>Total</b>	<b>63.64 SQ M</b>	<b>685 SQ FT</b>

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

**Business Rates:** The rateable value is £6,400. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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