

# TO LET

1,414 Sq Ft (131.36 Sq M)

- › High Street Location
- › Staff Facilities
- › Local amenities closely available
- › Accepting of non-traditional users



## Office 1a 1st Floor

Tickford House, Silver Street, Newport Pagnell, MK16 OEX

Contact: Tate James or Nick Bosworth  
Tel: 01908 678 800  
[eddisons.com](http://eddisons.com)





## Location

- Tickford House sits on St John Street just off of Newport Pagnell High Street.
- It is within easy walking distance to all local amenities.
- Has 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.

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 Google Maps

[Click here](#)



## Description

- Tickford House combined with Tickford Arcade is a three storey property.
- Office accommodation to the first and second floors and retail premises including but not exhaustive of a jewellers, tattooist, hairdresser on the ground floor.
- The available office is located on the first floor and features both open plan and partitioned office accommodation.
- The suite features kitchenette facilities and WC's available within the property.

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £14,140 pax. VAT is payable.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>131.36 SQ M</b>	<b>1,414 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** The rateable value is £6,800. 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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