

# TO LET

## FIRST FLOOR OFFICE UNIT



**APPROX 1,414 FT<sup>2</sup> (131.37 M<sup>2</sup>)**

TICKFORD HOUSE, SILVER STREET, NEWPORT PAGNELL MK16 0EX



**CLOCK**  
PROPERTY

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**Town centre position**

**M1: 4miles**

**Central Milton Keynes: 4.5miles**

**Character building situated in prominent location**

**Open plan and partitioned space**

**Boardroom/meeting area**

**Leasehold: £14,147 pax**

25 FIRST AVENUE  
MILTON KEYNES MK1 1DX

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## LOCATION

- Town centre position.
- Usual high street amenities within walking distance.
- Free on-street car parking and in town centre car parks.
- Local occupiers include HSBC, Costa, Nationwide, The Post Office, Lloyds Bank, Boots, Superdrug, William Hill and a range of local retailers with character pubs and restaurants.
- Newport Pagnell: home to the world's oldest iron bridge used by traffic and Aston Martin Works Service.

## DESCRIPTION

- Nicely appointed offices with 24 hour intercom access.
- Kitchenette provision.
- WC facilities.

## SPECIFICATION

- Open plan workspace.
- Electric heating.
- Florescent lighting.
- Telecoms connectivity.

## FLOOR AREA (approx net internal)

**First Floor:**                      **1,414 ft<sup>2</sup>    (131.37 m<sup>2</sup>)**



## TERMS

- **Leasehold:** £14,147 pax.
- **VAT:** applicable.
- **Service Charge:** applicable.

## BUSINESS RATES

- **Rateable value (RV):** £11,600.
- **2014/15:** 48.2% of RV is payable.
- Small business rate relief may apply. Contact Milton Keynes Council for information.

## ENERGY PERFORMANCE

- Under assessment.

## VIEWING

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