

SWINFEN'S YARD LONDON HOUSE

TO LET

UNIT 11

London House

Self-contained Office Unit

350 sq ft

(32.52 Sq m)

Swinfen's Yard is a beautifully crafted community of independent shops, offices and businesses on Stony Stratford High Street.

The High Street
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1SY

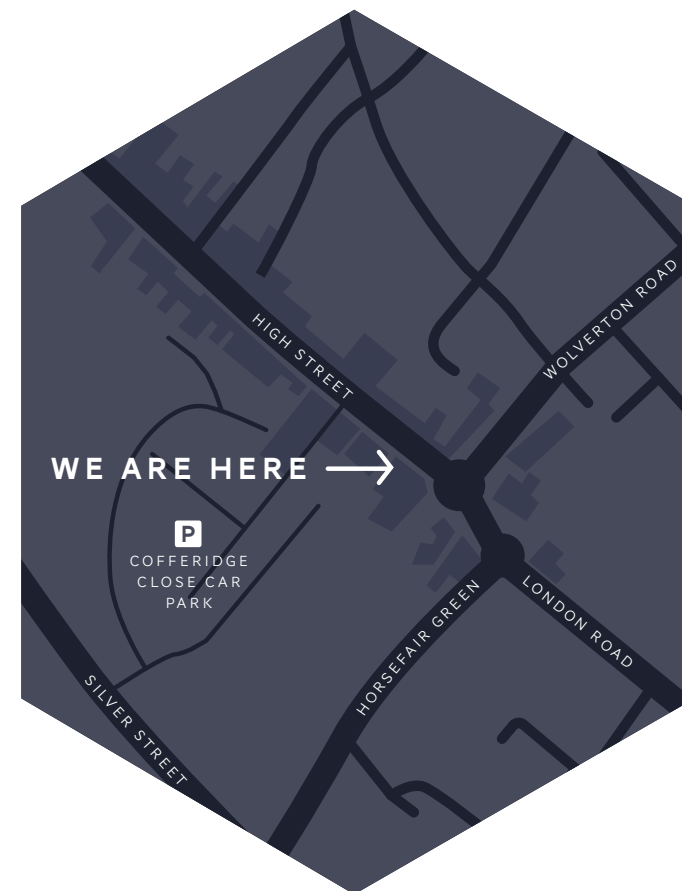
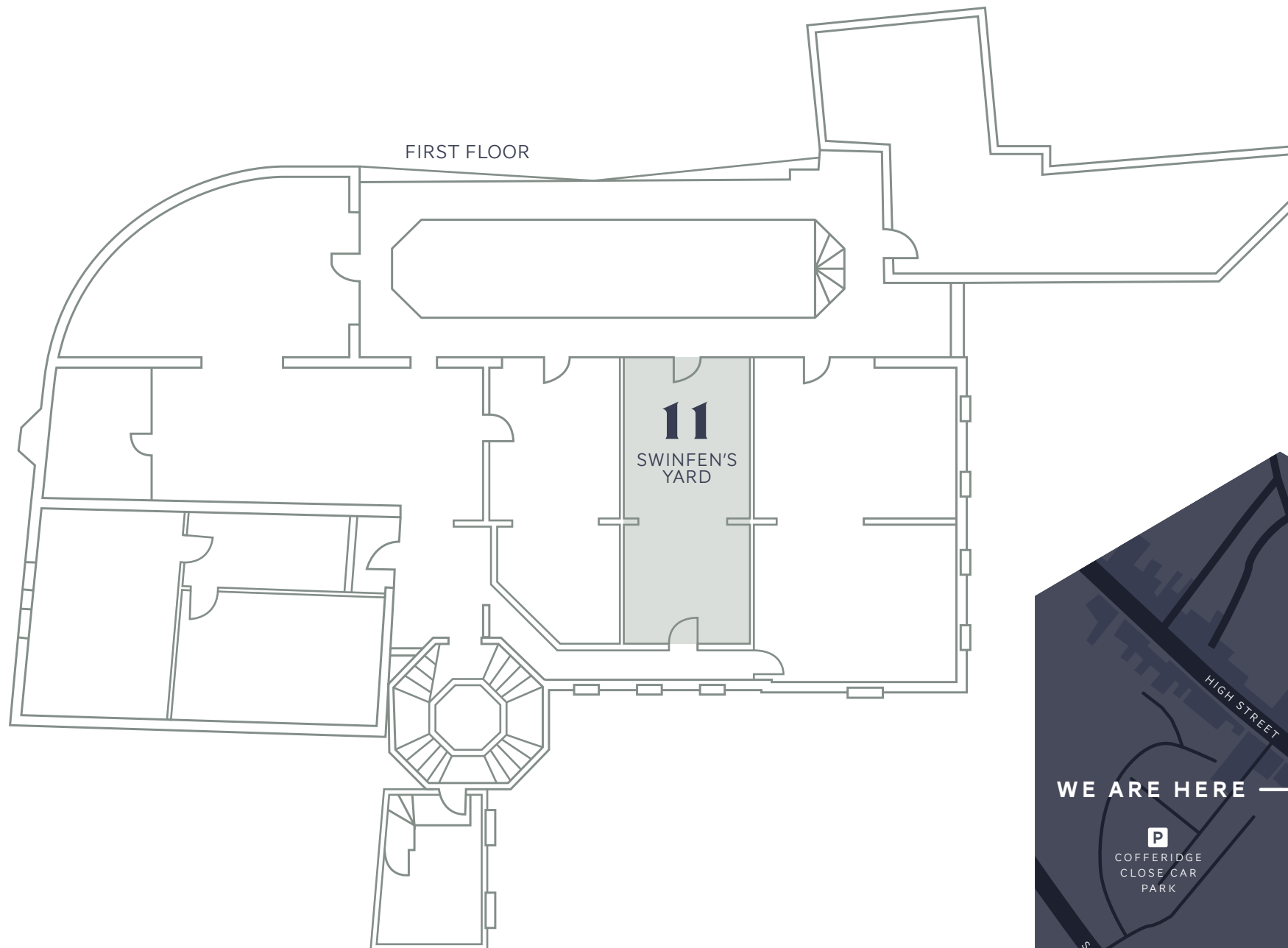
TO LET

Office Unit

350 SQ FT (32.52 SQ M)

- First floor open plan office suite with air conditioning.
- 24-hour access.
- Shared WC and kitchen facilities.
- Centrally located in small development of shops and offices on Stony Stratford High Street.
- Access from High Street as well as from rear car park.
- One allocated car parking space in private car park.
- Large public car park opposite Swinfen's Yard.
- Dual entrance from London House (office) and Swinfen's Yard arcade (retail)







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.

DESCRIPTION

First floor open plan office suite with air conditioning.

24-hour access.

Shared WC and kitchen facilities.

For more information please visit
www.swinfensyard.co.uk

ACCOMMODATION

Net internal area: 350 sq ft (32.52 Sq m)

RATES

Rateable Value of £4,300.00.

Zero rates payable if occupier qualifies for small business rates relief.

Interested parties are to make their own Business Rate enquiries to Milton Keynes Council

TERMS

Asking rent of £7,000 p.a plus VAT.

Available by way of a new lease, for a term to be agreed.

The 2024/2025 Service Charge payable is £2,594.67 plus VAT per annum.

For all enquiries contact Nick Bosworth and Tate James at Kirkby Diamond.

EPC

EPC A (23)

VIEWING

To arrange a viewing or for further information please contact:

Nick Bosworth

Tel: 01908 558746

Email: nick.bosworth@kirkbydiamond.co.uk

Tate James

Tel: 01908 046863

Email: tate.james@kirkbydiamond.co.uk



Every effort has been made to ensure these details are correct, but their accuracy is not guaranteed, and they do not form part of a contract. All prices and rentals are quoted exclusive of VAT.