




## LEASEHOLD

### Suite B & C, 25 Market Square, Olney, Buckinghamshire, MK46 4BA

 £9,300 - £10,000 Per Annum

 Suite B 37.55 sq m (404.0 sq ft)

Suite C 37.14 sq m (400 sq ft)

 Two well presented first floor office suites centrally located on the Market Square in Olney.

Suite B has a first floor mezzanine with storage to lower levels within the Eaves.

Both suites benefit from exposed beams, wooden floors and shared facilities such as communal WC and kitchen.

Rent is all inclusive to include electricity, gas, water and cleaning communal areas.



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### Location

Olney is a small thriving market town located to the very north of the county of Buckinghamshire, approximately 12 miles from Northampton, Bedford and Milton Keynes and is situated on the busy A509. The town centres around the Market Place where a general market is held on a Thursday and a Farmers Market takes place on the first Sunday of every month.

Olney also boasts a significant number of visitors throughout the year attracted to the vast array of specialist shops, restaurants and historic buildings.

### Accommodation

#### Suite B

First Floor Offices	25.64 sq m	(276 sq ft)
First Floor Mezzanine	8.87 sq m	(95.5 sq ft)
Storage	3.04 sq m	(33.0 sq ft)
<b>Total</b>	<b>37.55 sq m</b>	<b>(404.0 sq ft)</b>

#### Suite C

First Floor Offices	37.14 sq m	(400 sq ft)
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### Rates

Rateable Value Suite B £3,450 and Suite C £3,650 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Jo Ferris [jo.ferris@stimpsonseves.co.uk](mailto:jo.ferris@stimpsonseves.co.uk)

