

**Brown&Lee**

**01908 508100**

**brownandlee.com**

## NEWMAN HOUSE

4, High Street, Buckingham MK18 1NT  
Office 3



First floor office suite



Shared toilets and kitchen.



Office 3: 343 sq ft (31.87 sq m)  
Suitable for 2 – 4 people.



A large public car park is  
immediately to the rear of the  
property, within a 3 minute walk.



Direct access from the street in  
central Buckingham.

# TO LET

FIRST FLOOR OFFICE SUITE OF 343 SQ FT (31.87 SQ M)

**Brown&Lee**

**01908 508100**

**brownandlee.com**



### LOCATION

- Centrally located in the market town.
- Adjacent to a mews style retail scheme that leads to Waitrose supermarket and car park.



### DESCRIPTION

- Suite 3 is a first floor office comprising of 2 separate office areas.
- Period features and good natural light.
- Heated by way of electric storage heaters.
- LED lighting.



### ACCOMMODATION

Office 3: 343 sq ft (31.87 sq m)



### PARKING

- A large public car park is immediately to the rear of the property, within a 3 minute walk.



### RATES

- The office has a rateable value of £2,900.
- Zero rates will be payable for a business qualifying under Small Business Rates Relief.



### TERMS

- We are offering a new lease for a minimum period of 12 months at a rent, inclusive of service charge and insurance, of £5,850 per annum.



### EPC

- The Energy Performance Asset Rating for the property is being assessed.



### VIEWING

To view or for further information, please contact:

**ANDREW DUDLEY**

**BROWN & LEE**

**DDI: 01908 340934**

**E: [andrew.dudley@brownandlee.com](mailto:andrew.dudley@brownandlee.com)**

15 FURZTON LAKE | SHIRWELL CRESCENT | FURZTON | MILTON KEYNES | MK4 1GA | [www.brownandlee.com](http://www.brownandlee.com) **BROWN & LEE LLP**

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

**Brown&Lee**

**01908 508100**

**brownandlee.com**



15 FURZTON LAKE | SHIRWELL CRESCENT | FURZTON | MILTON KEYNES | MK4 1GA | [www.brownandlee.com](http://www.brownandlee.com) **BROWN & LEE LLP**

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