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**14-15 COOPERS COURT | NEWPORT PAGNELL
MILTON KEYNES | MK16 8JS**

FIRST FLOOR OFFICES TO LET

910 sq ft / 84.5 m²

- 1st Floor office premises
- Close to High Street shops and amenities
- Recently redecorated
- Fitted kitchen area
- 3 private parking spaces and public parking nearby



Location

Newport Pagnell is a historic market town, now located within the Unitary Authority area of Milton Keynes, although it has retained its own identity and character. The town is approximately 4 miles to the North East of Central Milton Keynes and 3 miles to J14 of the M1 motorway. Newport Pagnell has a thriving High Street and business community. Established local occupiers and employers include Aston Martin, Expeditors International, Pfeiffer Vacuum, Waterline, CLM Fleet Management PLC and Smiths News.

Description

Coopers Court is a two-storey development of modern office premises located adjacent to the High Street and designed for multi-let business occupation. The development is arranged as three terraces around a courtyard. The elevations are finished in facing brick, with aluminium double glazed windows and the roof is of pitched tiled construction.

The first floor at 14-15 Coopers Court is available to let. There is a shared entrance at ground floor level, with intercom access control, and toilet facilities on each floor.

Internally the office space is arranged in two rooms, each with a good level of natural daylight and fitted with suspended ceiling, recessed modular light fittings, perimeter trunking (with electrical sockets and data points) and a kitchen area.

There are 3 allocated parking spaces in the courtyard car park.

Specification

- ✓ Central location in Newport Pagnell adjacent to the High Street
- ✓ Purpose-built modern office premises
- ✓ Recently redecorated
- ✓ Fitted kitchen area
- ✓ Perimeter trunking with electrical and data sockets

Terms & Tenure

The property is available to let on a new fully repairing and insuring lease for a term to be agreed.

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
First Floor Offices	84.5	910

Rent

£13,560 pa exclusive, payable quarterly in advance.

Service Charge

There is an estate service charge for the costs of maintenance and management of common parts of the estate and the building. Further details upon application.



Energy Performance Certificate

The property has a valid Energy Performance Certificate with an asset rating of D(78).

Business Rates

	Rateable Value (2017)	Estimated Rates Payable (2021/22)
14-15 Coopers Court (1st floor)	£10,000	£0 (or £4,990) *

*Please note that the premises may be eligible for 100% small business rate relief if the premises is the occupier's sole place of business and subject to the continuation of UK Government rate relief scheme for premises with a Rateable Value of below £15,000.

VAT and SDLT

All rents and prices quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) and intending lessees should make their own enquiries regarding liability for VAT and SDLT.

Viewing and further information:

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