





To Let

First Floor Office Suite, 25 Osier Way, Olney, Bucks, MK46 5FP

 £16,500 Per Annum

 974 Sq Ft / 90.48 Sq M

 First floor office suite within a semi-detached two-storey office building, offering predominantly open-plan workspace with a separate partitioned meeting room. The suite benefits from raised access floors, comfort cooling, double-glazed windows, suspended ceilings, and CAT5 cabling throughout. Parking is also allocated to the first floor.

 The property is located on Osier Way in Olney, providing a well-presented and practical office environment suitable for a range of business uses.



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Location

Olney Office Park is located on the outskirts to the north side of the town. 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.

Terms & Tenure

The first floor offices are to be let on new terms to be agreed at a rental of £16,500 per annum exclusive.

Accommodation

First Floor	974 sq ft	(90.48 sq m)
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Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 87 - Band D.

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:

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