

# TO LET

1,878 - 3,756 Sq Ft

(174.47 - 348.93 Sq M)

- Detached Purpose-Built Office Building
- Available As A Whole With The Opportunity To Split
- Town Centre Location With Amenities Close By
- Roof-Mounted PV Panels And Air Conditioning
- 16 Allocated Parking Spaces (1:235 sq. ft)



## Unit 2 & 3

Vimy Court, Vimy Road, Leighton Buzzard, LU7 1FG

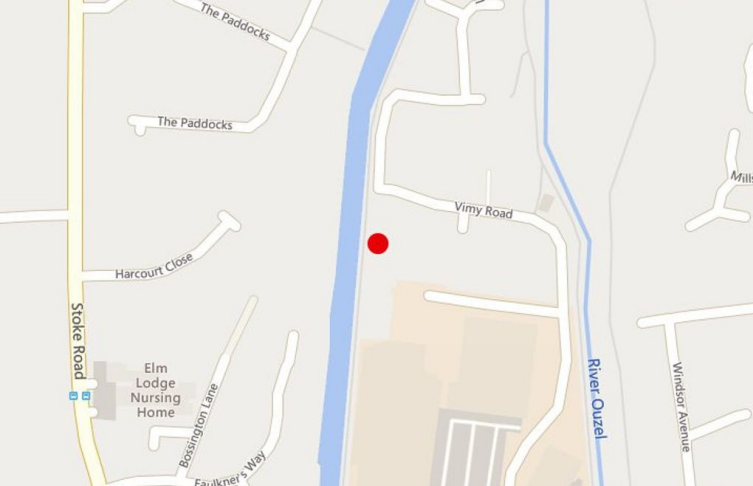
 **Kirkby  
Diamond**

Part of **Eddisons**

Contact: Chris Richards or Mr Diccon Brearley

Tel: 01525 664 800

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The property is situated within Vimy Court, a small purpose-built office development comprising three detached units just off Vimy Road in the Heart of Leighton Buzzard.
- The property's central location offers excellent accessibility, with the town's shops, cafés, and amenities just a short walk away.
- The property benefits from close proximity to Leighton Buzzard railway station, providing regular services to London Euston in under 40 minutes, making it ideal for commuters.
- Major road links, including the A5 and M1, are also easily accessible, connecting the town to Milton Keynes, Luton, and beyond.

 what3words

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 Google Maps

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## DESCRIPTION

- The property comprises a detached purpose-built office unit.
- The accommodation is almost all open plan save for a small office/meeting room situated on the ground floor of Unit 3 towards the front elevation.
- The property benefits from new carpeting, perimeter trunking with inset data cabling, suspended ceilings with inset LED lighting and A/C throughout, W/C's at both ground and first floor level, and a number of tea points.
- The property also benefits from PV panels on the roof of Unit 2 and 16 allocated car parking spaces.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £60,000 per annum exclusive.

VAT is applicable.

## ACCOMMODATION (Net Internal Area\*)

Unit 2	174.47 SQ M	1,878 SQ FT
Unit 3	174.47 SQ M	1,878 SQ FT
<b>Total</b>	<b>348.93 SQ M</b>	<b>3,756 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** The property has an EPC rating of B (32)

**Business Rates:** The rateable value is £44,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## CONTACT:

 CHRIS RICHARDS  
07983 775 684 [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

 MR DICCON BREARLEY  
07896 086 291 [diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)