

TO LET

979 Sq Ft (90.95 Sq M)

- › On Site Car Parking
- › Male & Female WCs
- › Staff Kitchen
- › Considerable new developments on the Chartmoor Estate
- › Refurbished first floor accommodation



Unit 5B

Ridgeway Court, Leighton Buzzard, LU7 4SF

KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Ridgeway Court is a character office complex located in the centre of the Grovebury Road employment area.
- It has improved substantially over recent years, as there has been a considerable amount of new development on the Chartmoor Estate.
- In addition, Grovebury Road has been opened up and is now linked through to the Southern Bypass, which runs from the A5 through to Aylesbury
- Leighton Buzzard is an important centre, with other nearby centres include Milton Keynes, Aylesbury, Luton and Hemel Hempstead

 what3words

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 Google Maps

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DESCRIPTION

- The scheme comprises 9 mainly two-storey self-contained office units, around a central courtyard
- The vacant units have been refurbished to a high standard with the internal works including Category II lighting, suspended ceilings, new carpeting, toilets and kitchen areas, with heating being by means of a gas-fired system to radiators
- The units are of traditional brick construction under a slate roof, with onsite car parking available to be allocated between the various occupiers

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £15,500 pa exclusive.

ACCOMMODATION (Net Internal Area*)

Total	90.95 SQ M	979 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C (59)

Business Rates: From enquiries we understand that for the current year the rateable value is £13,500 per annum with rates payable in the order of £3,368.25 per annum. This property may qualify for small business rate relief.

Service Charge: Available upon request

CONTACT:



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