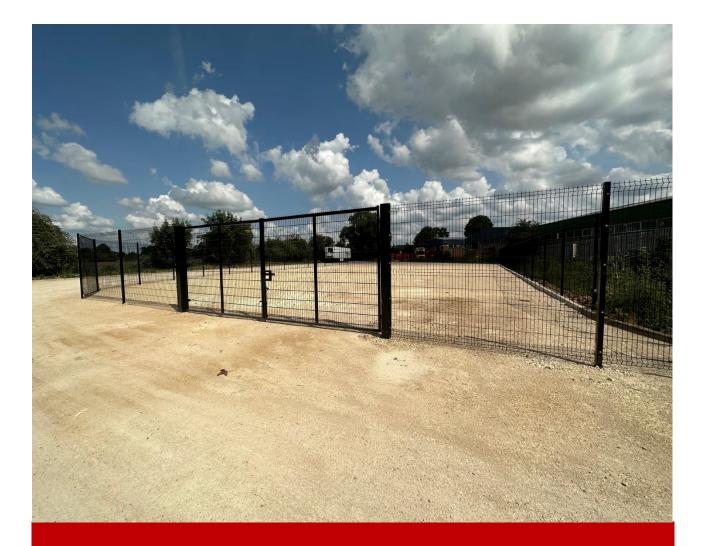


YARDS AT ALBONE WAY

Biggleswade Bedfordshire SG18 8BN



TO LET.

2 SURFACED STORAGE YARDS 10, 400 sq ft (966.19 sq m) AND 12,486 sq ft (1,159.98 sq m)



T: 01438 316655 www.brownandlee.com



Details

- Surfaced yard
- Fenced and gated •
- No services (Water or Electricity) •

Service Charge

£750 per annum.

Rental – Yard 1 Circa 11,000 sq ft - £27,250 per annum (£2.50 per sq ft)

Rental – Yard 2

Circa 12,500 sq ft - £31,250 per annum (£2.50 per sq ft)

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal. If business rates become payable the cost of these will be covered by the ingoing tenant.





For further information please contact: Daniel Musgrove

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Regulated by RICS.

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Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 Every effort has been made to ensure that these particulars 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 |

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