

UNITS 1 & 2 ELDON WAY

Biggleswade
Bedfordshire
SG18 8NH



TO LET.

**REFURBISHED
INDUSTRIAL /WAREHOUSE/TRADE UNITS WITH OFFICE AREAS**

5,820 – 11,765 SQ FT (540.6 – 1,092 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location:

The town of Biggleswade is located on the A1(M) midway between Stevenage in the south and Huntingdon in the north. It's good position provides excellent road communications to the M25 (south), M1/M6 and east coast ports via the A14 (north). Within a 6 mile radius of the town centre with substantial catchment within 20 miles including Stevenage, Letchworth, Bedford and Huntingdon.

Description:

The refurbished units provide principally clear production/storage accommodation with offices at first floor and electric roller shutter loading doors. There is forecourt loading and parking in front of each unit and further parking provided on an estate car park. The units are located directly at the entrance to the estate.

Accommodation:

Unit 1

Warehouse/industrial	4,650 sq ft	432 sq m
First floor office	1,163 sq ft	108 sq m
Total gross area	5,813 sq ft	540 sq m

Unit 2

Warehouse/industrial	4,782 sq ft	444 sq m
First floor office	1,163 sq ft	108 sq m
Total gross area	5,945 sq ft	552 sq m

Features

- Three phase power to each unit
- Electrically operated roller shutter loading doors – 4.57m wide x 4.2m high
- Offices to first floor
- Male and female toilet facilities to ground and first floor
- Profile steel roof
- Forecourt loading and parking
- Estate car park
- Max height 5.46m (17'9")
- Min height 4.5m (14'7")

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

Unit 1 - £10 per sq ft
Unit 2 - £10 per sq ft

Service Charge

There is a service charge for the upkeep and maintenance of the estate

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the combined rateable value is £35,500. The UBR for 2024/25 is 54.6p 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Legal costs

Each party shall be responsible for their own legal costs. In the event that the tenant withdraws from the transaction once solicitors have been instructed the tenant will be responsible for the landlord's abortive legal costs incurred to that date.



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no:11021

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 | Regulated by RICS.

