



EldonWay

BIGGLESWADE | BEDFORDSHIRE | SG18 8NH



TO LET NEWLY REFURBISHED MODERN INDUSTRIAL UNITS

FROM APPROX **6,000 - 12,000 sq ft**

A1 ACCESS
1.5 miles

TOWN CENTRE
0.7 miles


BIGGLESWADE
TRAIN STATION
0.7 miles

Units 1 & 2
EldonWay

A1

Well located

Units 1 & 2

Two interconnecting refurbished warehouse units available separately or combined. The units have recently been re-roofed and both benefit from new motorised roller shutter doors, LED lighting throughout, 5m eaves height within the main warehouse

area, refurbished first floor offices, excellent natural light within the warehouse, three phase power supplies, capped mains gas supplies, forecourt parking and EV charging within a gated industrial estate. The units are offered on a new lease.



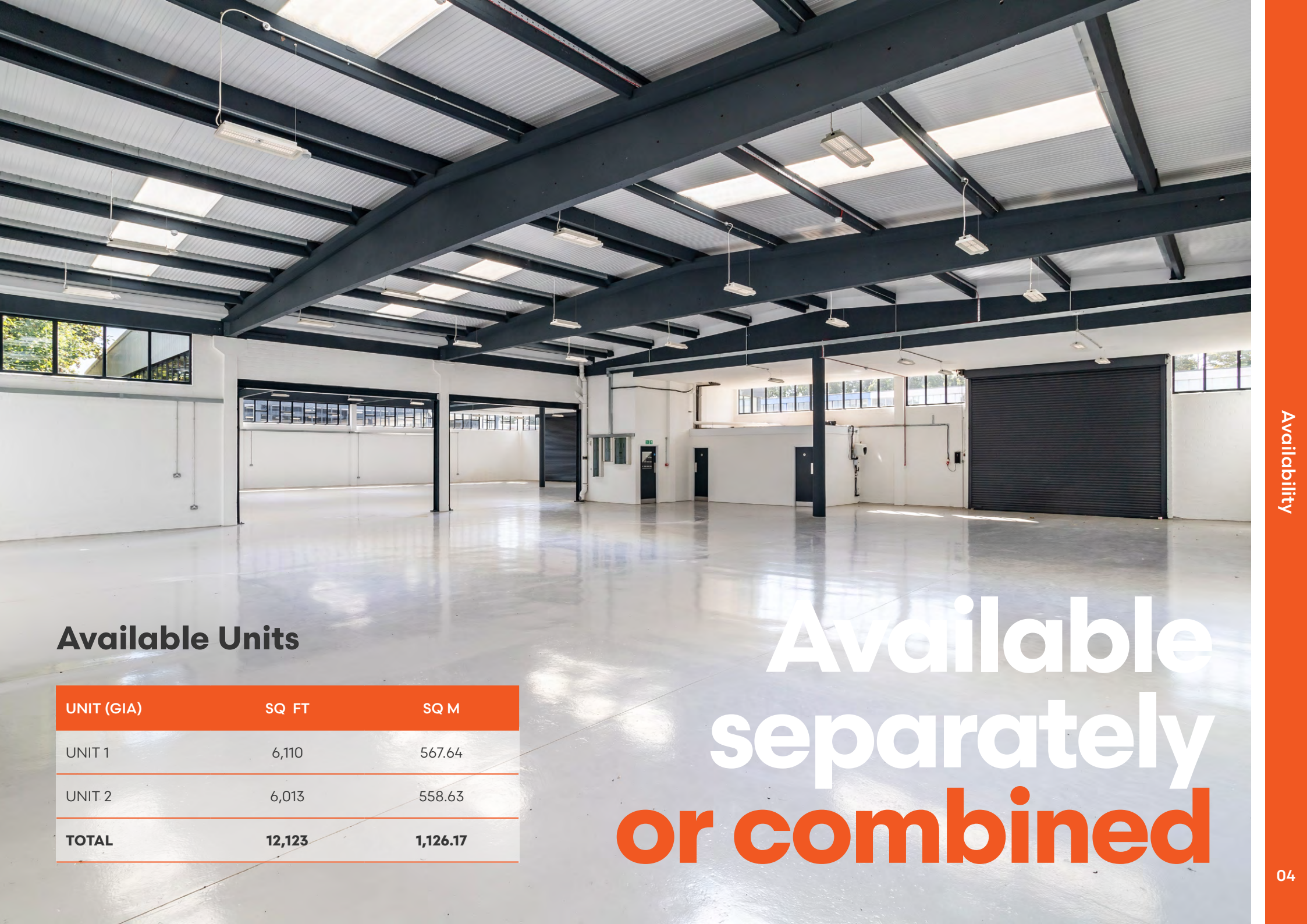
Unit 1

6,110 sq ft

Unit 2

6,013 sq ft

Newly Refurbished



Available Units

UNIT (GIA)	SQ FT	SQ M
UNIT 1	6,110	567.64
UNIT 2	6,013	558.63
TOTAL	12,123	1,126.17

Available
separately
or combined

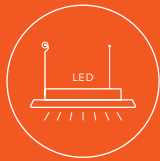
Units 1 & 2



Immediately available, separately or combined



5m clear internal height



LED lighting throughout



New roof and windows



Electronically operated roller shutter door per unit



EV charging points



EPC B

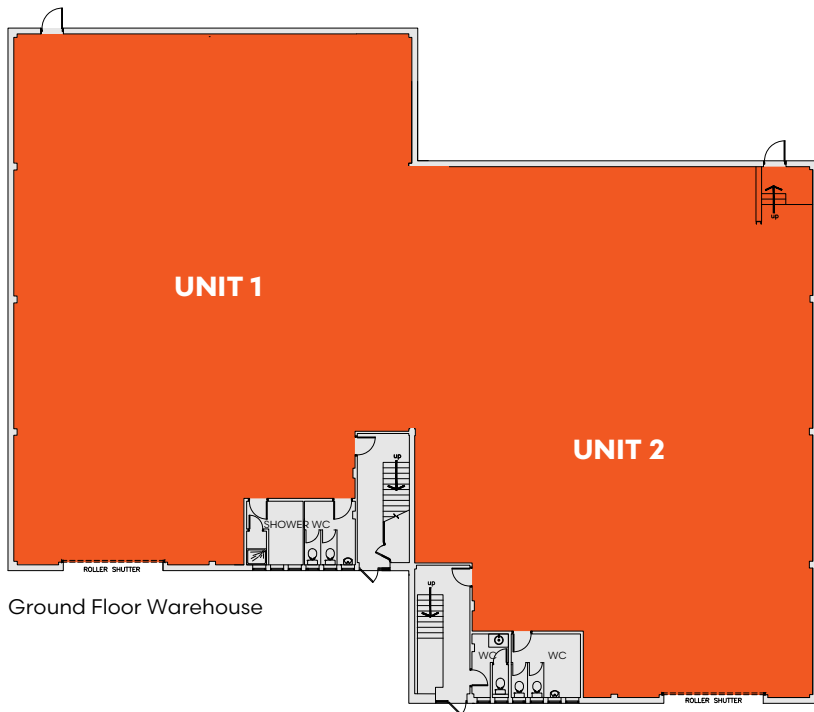


First floor offices

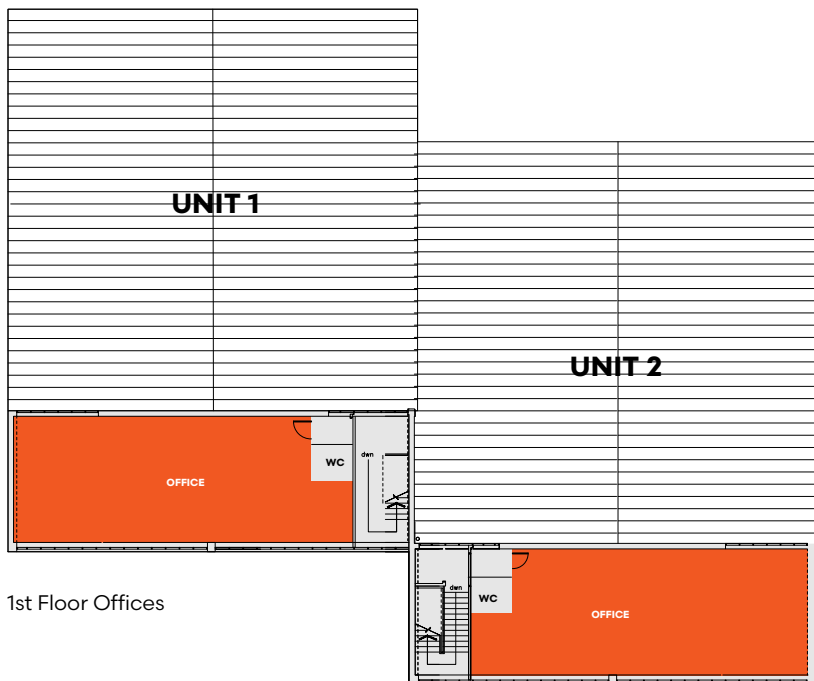


Three phase power and gas capped





Ground Floor Warehouse



1st Floor Offices



The Estate



Significant
landlord
investment



Gated estate road
with CCTV



2 large communal
car parks



Opportunity to
expand on estate



Well managed and
presented estate



Close to
amenities



Eldon Way

Biggleswade

Biggleswade continues to see significant investment and development.

In recent years businesses such as Co-Op and Warburtons have located their distribution facilities in Biggleswade for its **excellent connectivity, availability of labour and attractive rental price-point** compared to surrounding locations.

In 2019 Central Bedfordshire Council were awarded **£70m** to support the delivery of **3,000 new homes**.

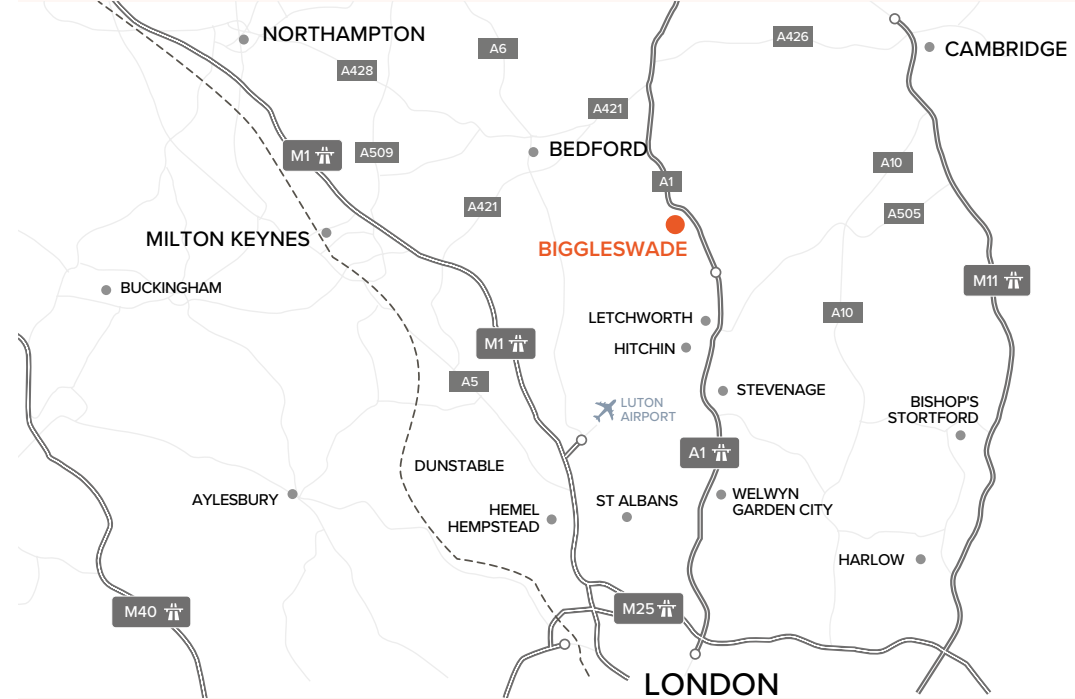
Estate Location

Eldon Way is one of the principle industrial estates within Biggleswade less than 1.5 miles from the A1.

It is within walking distance of the train station and the numerous shops, cafes, banks, bars, recruitment agencies and post office on the High Street.

Additional amenity, supermarkets and food is accessed enroute to the A1 junctions and at the nearby A1 Retail Park.

Biggleswade Train Station provides links to Peterborough (33 mins) and London St Pancras (45 mins).



LOCAL AMENITIES INCLUDE:

Sainsbury's



GREGGS

M&S



wetherspoon



Roads

Roads	Miles	Time*
A1	1.5	5 mins
M1 (J12)	17	29 mins
A1/A14 Intersection	19	29 mins
M25	31	31 mins

Towns

Towns	Miles	Time*
Letchworth	10	24 mins
Hitchin	10	24 mins
Bedford	12	30 mins
Stevenage	16	26 mins
Cambridge	21	43 mins
Welwyn Garden City	23	32 mins

*Estimated Time

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

B

Availability

Units 1 and 2 are immediately available.

Rent

Rent on application.

Service Charge

£0.55 per sq ft (2024 Budget figure).

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Unit 1 & 2 has a Rateable Value of £35,500.

Viewings

Viewing strictly by prior appointment via the joint sole agents.



01438 316655 | brownandlee.com



Dan Jackson

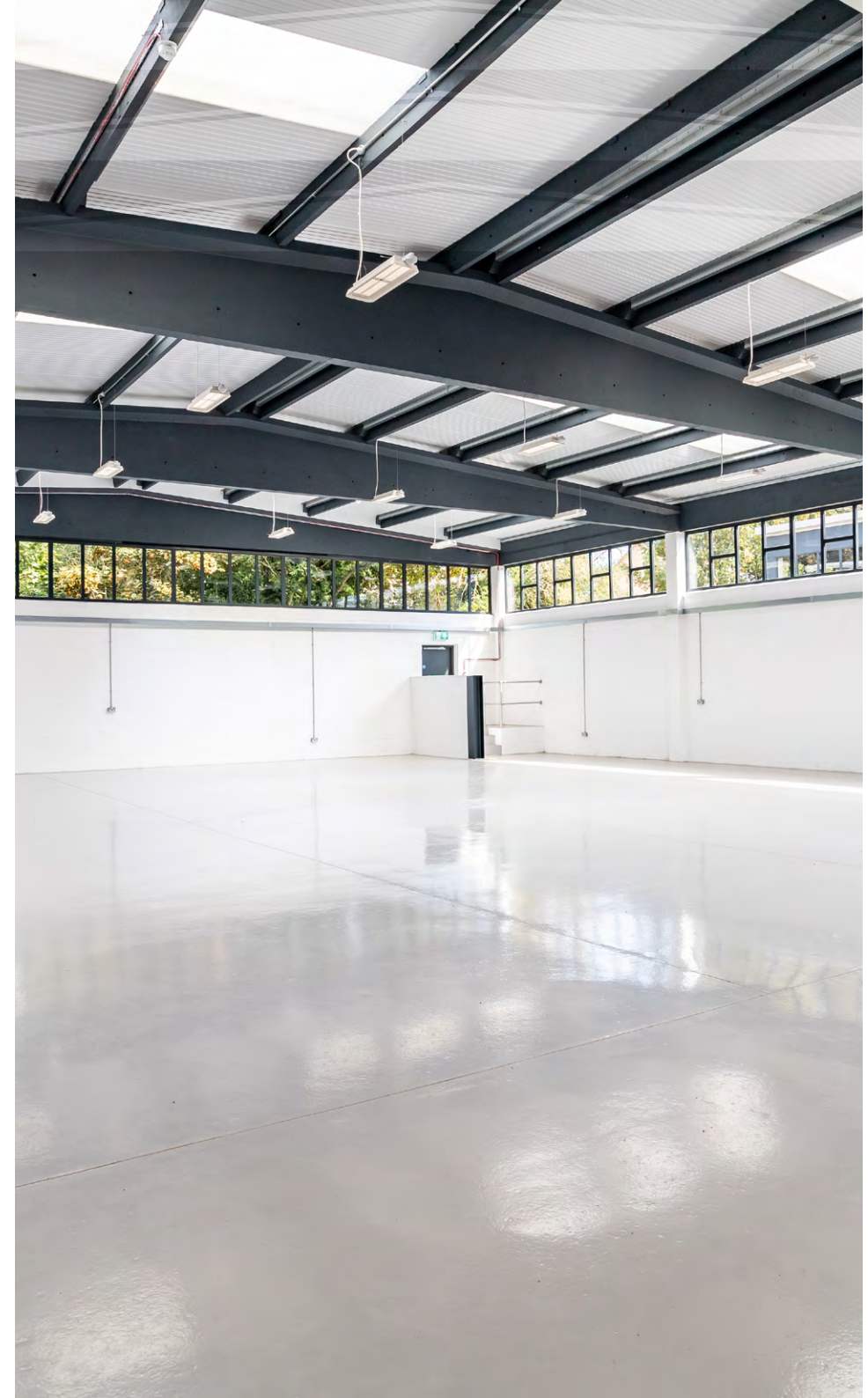
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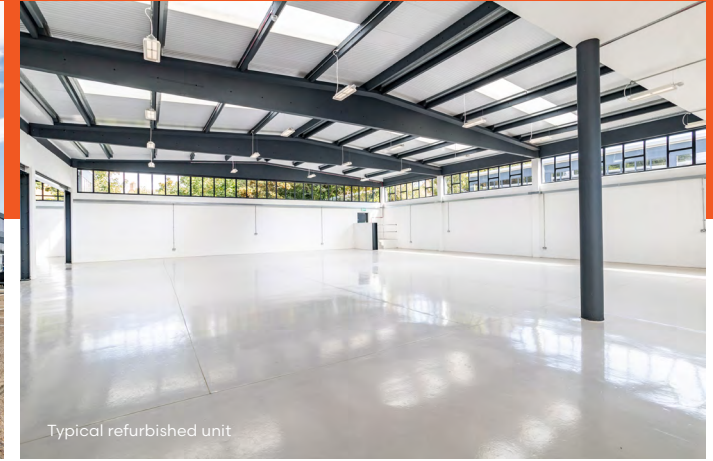
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Work in Progress

The landlord is committed to an ongoing programme of refurbishment, improvement and investment in the estate.

