

UNITS TO LET

14,126-28,252 ft²



TO BE
REFURBISHED



LARGE SECURE
YARD AREA



POTENTIAL
TO COMBINE



UNIT 12

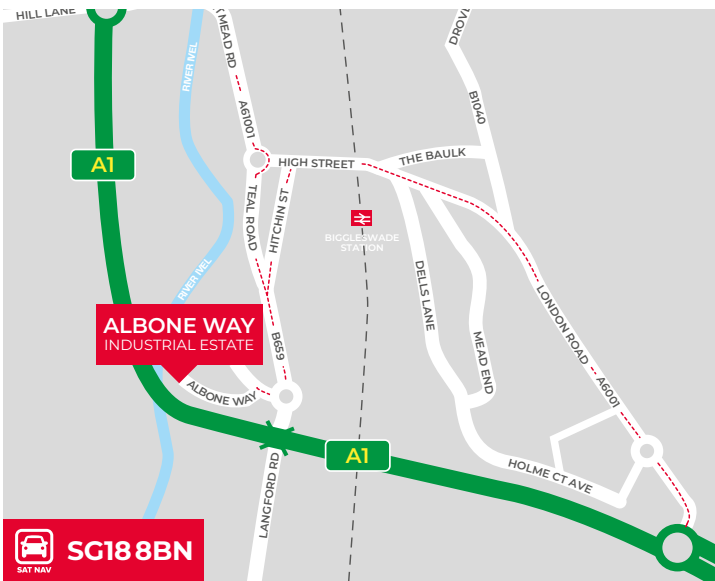
UNIT 11

www.ipif.com/alboneway

INDUSTRIAL / WAREHOUSE UNITS TO LET

UNITS 11-12 ALBONE WAY INDUSTRIAL ESTATE
ALBONE WAY, BIGGLESWADE, SG18 8BN

IPIF



LOCATION

Biggleswade is situated on the A1 midway between the towns of Stevenage (south) and Huntingdon (north), with its position providing excellent road communications to the M25 in the south as well as the M1/M6 and east coast ports via the A14 to the north. Situated on the southern outskirts of the town, The units are just a short distance from the town centre and railway station. Travel time 43 minutes to Kings Cross mainline.

DESCRIPTION

The property is to be refurbished and comprises a two interconnecting units previously occupied as one unit. The fenced yard provides secure outside storage, parking and loading.

SPECIFICATION

- Three phase power
- Large secure yard
- Roller shutter loading doors
- Office area
- Kitchen area & WC's
- Eaves height approx. 4.75m

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 11	FT ²	M ²
Warehouse	13,040	1,211
Offices	1,086	101
TOTAL	14,126	1,312
UNIT 12	FT ²	M ²
Warehouse	13,040	1,211
Offices	1,086	101
TOTAL	14,126	1,312
11 & 12 COMBINED	28,252	2,624

LEASE TERMS

The unit is available on a new Full Repairing and Insuring lease.

BUSINESS RATES

The unit has a rateable value of £123,000. For verification of the current business rates, interested parties are advised to contact the local authority.

ENERGY PERFORMANCE RATING

The unit has a current EPC rating of C (72). A copy of the current EPC is available from the IPIF website. A new EPC will be available on completion of the refurbishment works.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk



Daniel Musgrove
daniel.musgrove@brownandlee.com
07966 144 131



Dan Jackson
djackson@adroitrealstate.co.uk
07841 684 870