

UNIT 5 ELDON WAY



Biggleswade
Bedfordshire
SG18 8NH



TO LET.

INDUSTRIAL / DISTRIBUTION UNIT

5,532 SQ FT (513.9 SQ M)



For further information please contact: Viv Spearing

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Location

The town of Biggleswade is located within easy access of the A1(M) mid-way between Stevenage in the south and Huntingdon in the north. Biggleswade train station is within easy access. Its good position provides excellent road communications to the M25, A14, M1, M6 and east coast ports via the A14 (north).

Description

The unit provides principally clear production/storage accommodation with offices to the first floor and, once the refurbishment has completed, will benefit from new motorised roller shutter door, LED lighting throughout, 5m eaves height (approx.), refurbished first floor offices, excellent natural light within the warehouse, three phase power supply with capped mains gas supply.

In addition, there will be forecourt parking with EV charging. There is additional further parking provided on two estate car parks. The unit is located within a gated industrial estate and is located at the end of a terrace.

Accommodation

The approximate gross internal area is as follows:

Gross Internal Area	5,532 sq ft	513.9 sq m
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Features

- Approx. 5m eaves height
- Refurbished first floor office
- Excellent natural light to the warehouse area
- Three phase power supply
- Capped mains gas supply
- Forecourt parking and EV charging
- Additional overflow car parks
- New motorised roller shutter door
- LED lighting

Tenure

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

Rental

On application.

Service Charge

There is service for the upkeep and maintenance of the common parts of the estate. Further details on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £24,250. The UBR for 2025/26 is 55.5p 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.

