

UNITS 3 & 4 ELDON WAY

Biggleswade, Bedfordshire,
SG18 8NH



**INDUSTRIAL/WAREHOUSE/TRADE UNITS
WITH OFFICE AREAS
UNDER REFURBISHMENT**

5,896 sq ft – 12,031 sq ft
(547.7 sq m – 1,117.7 sq m)

TO LET

AVAILABLE INDIVIDUALLY OR COMBINED

Brown&Lee
Chartered Surveyors

T: 01767 660530
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 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 close to at the entrance to the estate.

Accommodation

Unit 3

Warehouse/industrial (incorporating WCs)	4,766 sq ft	442 sq m
--	-------------	----------

First Floor office	1,130 sq ft	547.7 sq m
--------------------	-------------	------------

Total

Total gross internal floor area approximately	5,896 sq ft	547.7 sq m
--	--------------------	-------------------

Unit 4

Warehouse/industrial (incorporating WCs)	4,782 sq ft	444 sq m
--	-------------	----------

Store	229 sq ft	21 sq m
-------	-----------	---------

First Floor office	1,124 sq ft	104 sq m
--------------------	-------------	----------

Total

Total gross internal floor area approximately	6,135 sq ft	570 sq m
--	--------------------	-----------------

The units are available individually or combined.

Total combined area of 12,031 sq ft (1,117.7 sq m)

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 any of the landlord's abortive legal costs incurred to that date.

Features

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

Terms

The units are available on new full repairing and insuring leases for a term to be agreed.

Rental

On application

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 available on request. The UBR for 2021/22 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available on request.

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.

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.



For further information, please contact:

Viv Spearing

T: 01438 794595

M: 07970 819375

E: viv.spearing@brownandlee.com



Tim Harding

M: 07860 180328

E: tim.harding@colliers.com

Max Russell

M: 07860 404799

E: max.russell@colliers.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10601

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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**

