

**UNITS 1 & 2 ELDON WAY**

Biggleswade  
Bedfordshire  
SG18 8NH



**TO LET.**

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

6,110 SQ FT (568 SQ M)



**For further information please contact: Viv Spearing**

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### 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 directly at the entrance to the estate.

### Accommodation:

#### Unit 1

Warehouse/industrial	4,650 sq ft	432 sq m
First floor store area	297 sq ft	28 sq m
First floor office	1,163 sq ft	108 sq m

#### Total

Total gross area	6,110 sq ft	568 sq m
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#### Unit 2

Warehouse/industrial	4,782 sq ft	444 sq m
Store	200 sq ft	19 sq m
First floor office	1,163 sq ft	108 sq m

#### Total

Total gross area	6,013 sq ft	559 sq m
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### 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")

### 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 a service charge for the upkeep and maintenance of the estate

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the combined rateable value is £35,500. The UBR for 2023/24 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 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 any of the landlord's abortive legal costs incurred to that date.



**Brown & Lee Commercial Property Consultants LLP**

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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.

