

**UNIT 3 ELDON WAY**

Biggleswade  
Bedfordshire  
SG18 8NH



**TO LET.**

**REFURBISHED  
INDUSTRIAL / WAREHOUSE / TRADE UNIT WITH FIRST FLOOR  
OFFICE**

5,896 SQ FT – (547.7 SQM)



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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 refurbished unit provides principally clear production/storage accommodation with office to the first floor. There is an electric roller shutter loading door and toilets located to the ground and first floor. There is forecourt loading and parking in front of the unit and further parking provided on an estate car park. The units are located close to the entrance of the estate.

## Accommodation

### Unit 3

Warehouse/industrial (incorporating WCs)	4,766 sq ft	442 sq m
First Floor Office/WC facilities	1,130 sq ft	547.7 sq m

Total net useable area	5,896 sq ft	547.7 sq m
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## 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
- Electrically operated roller shutter loading doors – 4.57m wide x 4.2m high
- Separate toilet facilities to ground and first floor.
- 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

£58,960 per annum exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £22,750. The UBR for 2024/25 is 54.6p 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.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

