

UNIT TO LET

5,059 ft² (470 m²)



NEWLY
REFURBISHED



LARGE SECURE
YARD AREA



4.4M EAVES
HEIGHT

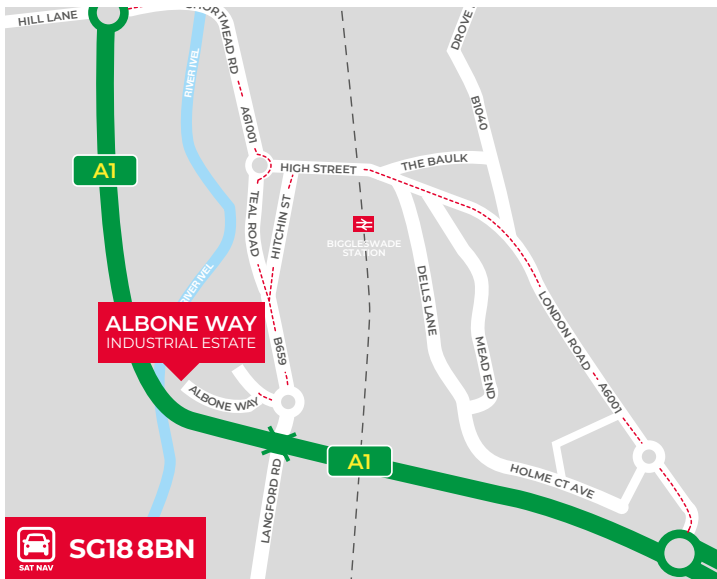


www.ipif.com/alboneway

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 1 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 production / warehouse space with attached offices, toilets and kitchen facilities. The fenced yard provides secure outside storage, parking and loading.

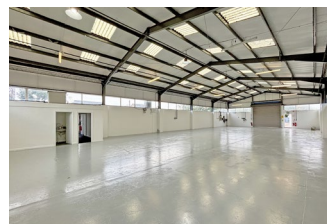
SPECIFICATION

- Three phase power
- LED lighting
- Large gated secure yard
- Roller shutter loading door
- Kitchen area
- 4.4m eaves height

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1	FT ²	M ²
Warehouse	4,567	424
Offices	492	46
TOTAL	5,059	470



LEASE TERMS

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

BUSINESS RATES

The unit has a rateable value of £28,000. 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 D (97). 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



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