

## UNIT 1 AXIS CLOSE

Great North Business Park  
Upper Caldecote  
Biggleswade  
Bedfordshire  
SG18 9GH



# TO LET.

**BRAND NEW INDUSTRIAL/WAREHOUSE UNIT**

7,603 SQ FT (706.39 SQ M)



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

**T:** 01438 794595

**E:** [viv.spearing@brownandlee.com](mailto:viv.spearing@brownandlee.com)

**M:** 07970 819375

**W:** [www.brownandlee.com](http://www.brownandlee.com)

## Location

The premises are located on the outskirts of Biggleswade with immediate access to the A1(M), approximately 40 miles north of London, 10 miles south of east Bedford and 17 miles south of west Cambridge.

## Description

Brand new industrial/warehouse unit with double level mezzanine adjacent to the A1(M).

## Accommodation

Brand new industrial/warehouse in a prominent position at the front of Axis Close with loading bay, private parking and two levels of mezzanine floor providing additional storage or offices (subject to fit-out).

The approximate net useable areas are as follows:

Ground Floor	3,119 sq ft	289.79 sq m
First Floor Mezzanine	2,242 sq ft	208.3 sq m
Second Floor Mezzanine	2,242 sq ft	208.3 sq m

## Total

Total gross internal area	7,603 sq ft	706.39 sq m
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## Features

- Electric roller shutter loading door
- Glazed pedestrian access
- Services capped ready for installation of WC and kitchen facilities
- Forecourt loading & parking
- 2 storey mezzanine storage areas
- Some lighting

## Tenure

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

## Price

Price on Application.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £59,000. 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)

The current rating is A-25. Certificate number 0672-0396-5034-8291-3218.

A copy of the EPC is available on 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.



**Brown & Lee Commercial Property Consultants LLP**

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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.

**Ref No: 16969E**





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