



EldonWay

BIGGLESWADE | BEDFORDSHIRE | SG18 8NH



TO LET NEWLY REFURBISHED MODERN INDUSTRIAL UNITS
FROM **5,532 - 6,013 sq ft**

Eldon Way

A1 ACCESS
1.5 miles



BIGGLESWADE
TRAIN STATION
0.7 miles

TOWN CENTRE
0.7 miles

Unit 2

Unit 5

A1

Well located

Unit 2

Unit 2 has recently been re-roofed and benefits from new motorised roller shutter doors, LED lighting throughout, 5m eaves height within the main warehouse area, refurbished first floor offices, excellent natural light within the warehouse, three phase power supplies, capped mains gas supplies, forecourt parking and EV charging within a gated industrial estate. The unit is offered on a new lease.

Unit 5

Unit 5 is currently undergoing a comprehensive refurbishment and is anticipated to be available for occupancy starting from... ????

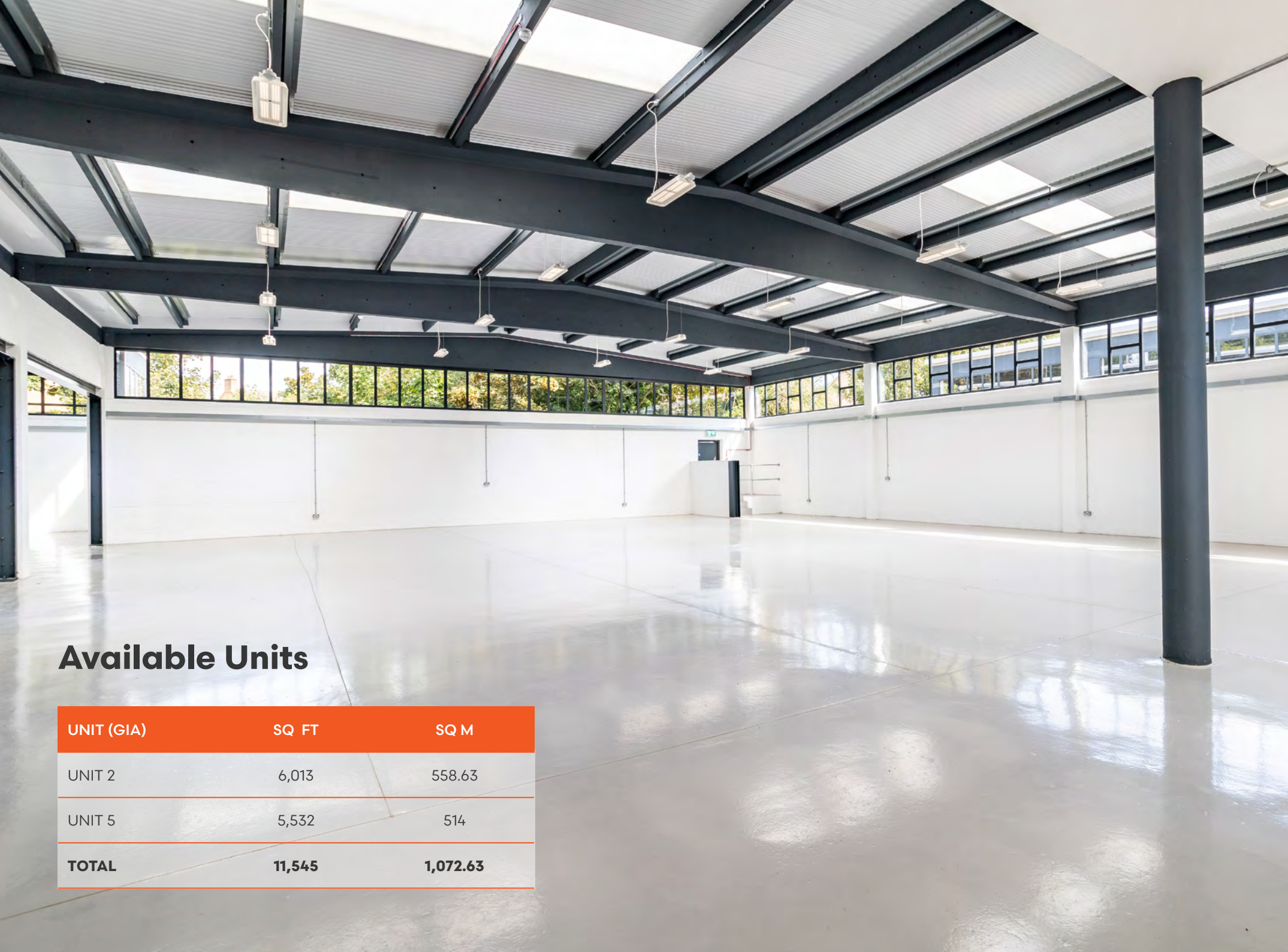


Unit 1 - NOW LET

Unit 2

6,013 sq ft

Newly Refurbished



Available Units

UNIT (GIA)	SQ FT	SQ M
UNIT 2	6,013	558.63
UNIT 5	5,532	514
TOTAL	11,545	1,072.63

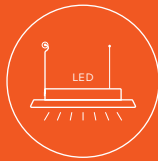
Unit 2



Immediately
available



5m clear
internal height



LED lighting
throughout



New roof and
windows



Electronically
operated roller
shutter door



EV charging
points



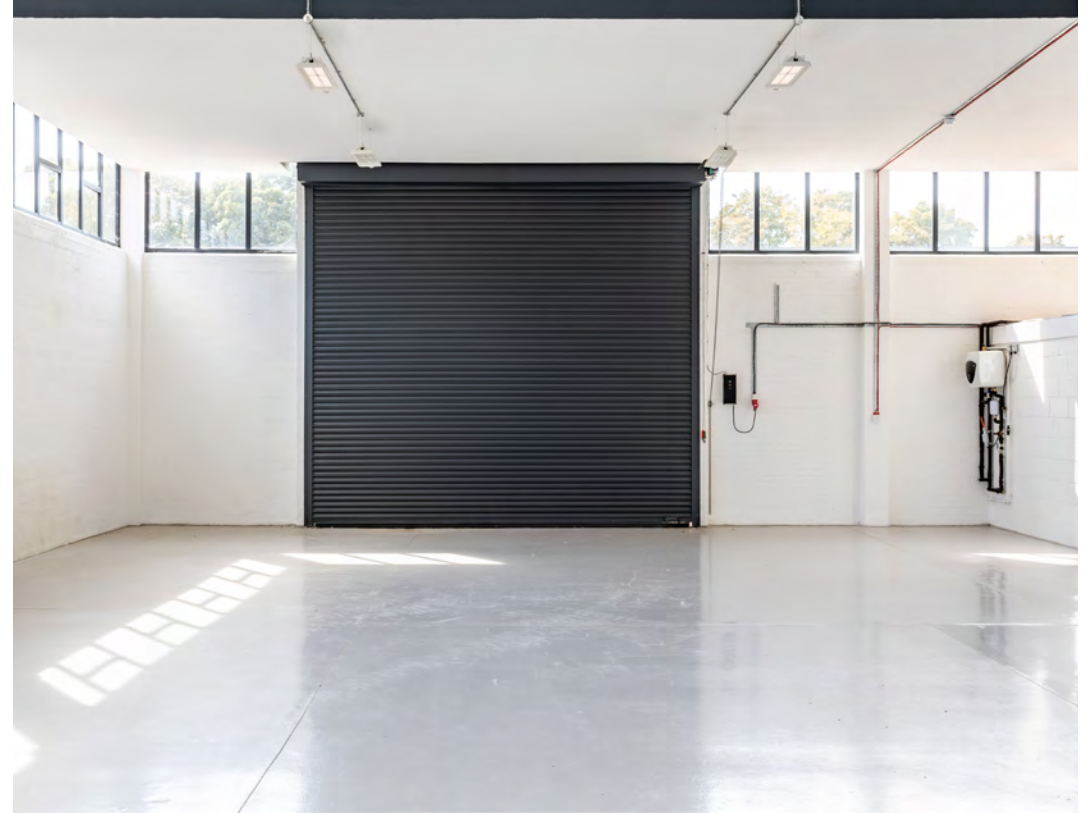
EPC B



First floor
offices



Three phase power
(69kVA) and gas
capped



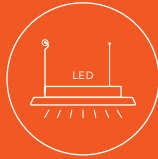
Unit 5



Under refurbishment
Available from ???



5.7m clear
internal height



LED lighting
throughout



New roof and
windows



Electronically operated
roller shutter door



Targeting EPC B



First floor
offices



Three phase power
(69kVA)



Similar unit previously refurbished

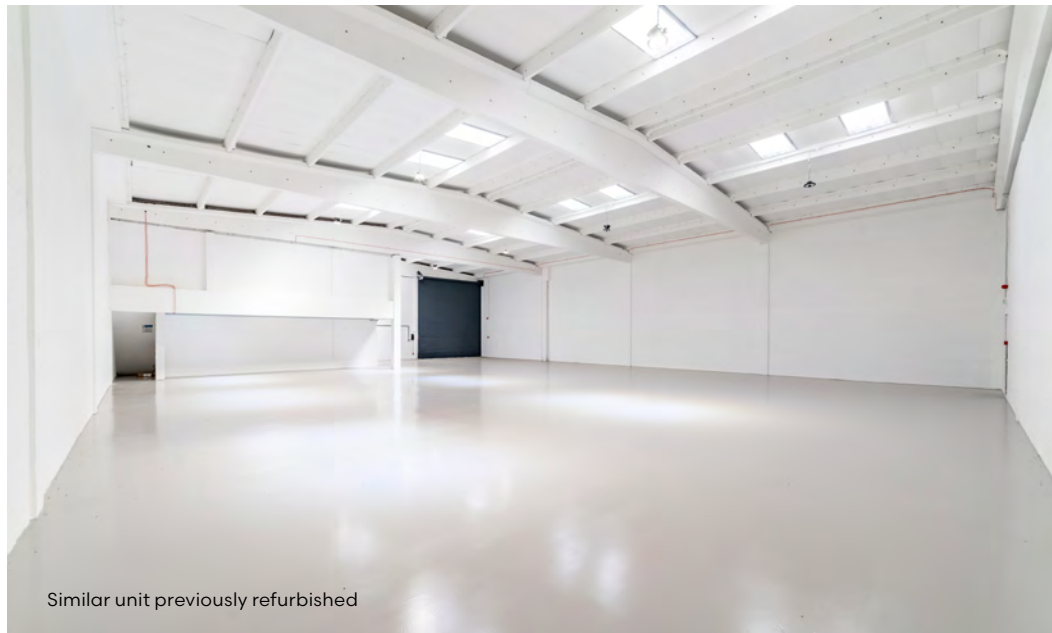
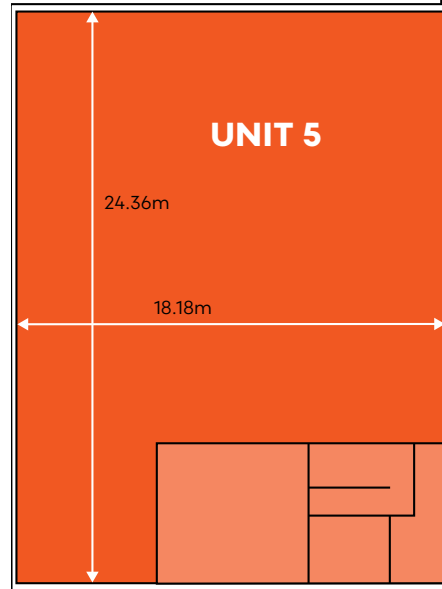
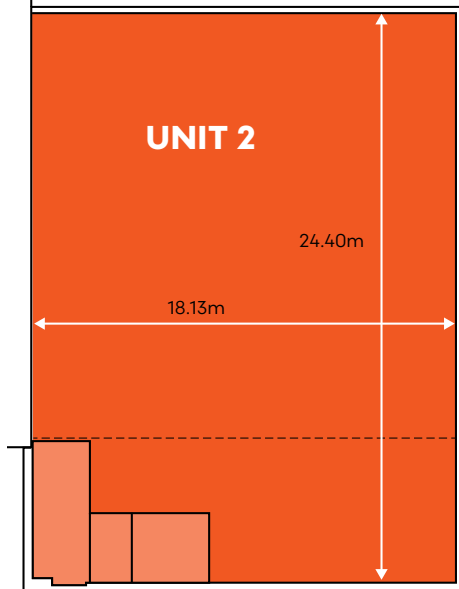


Image shows unit pre-refurbishment



Similar unit previously refurbished

Ground Floor Plans



The Estate



Significant
landlord
investment



Gated estate road
with CCTV



2 large communal
car parks



Opportunity to
expand on estate



Well managed and
presented estate



Close to
amenities



Eldon Way

Biggleswade

Biggleswade continues to see significant investment and development.

In recent years businesses such as Co-Op and Warburtons have located their distribution facilities in Biggleswade for its **excellent connectivity, availability of labour and attractive rental price-point** compared to surrounding locations.

In 2019 Central Bedfordshire Council were awarded **£70m** to support the delivery of **3,000 new homes**.

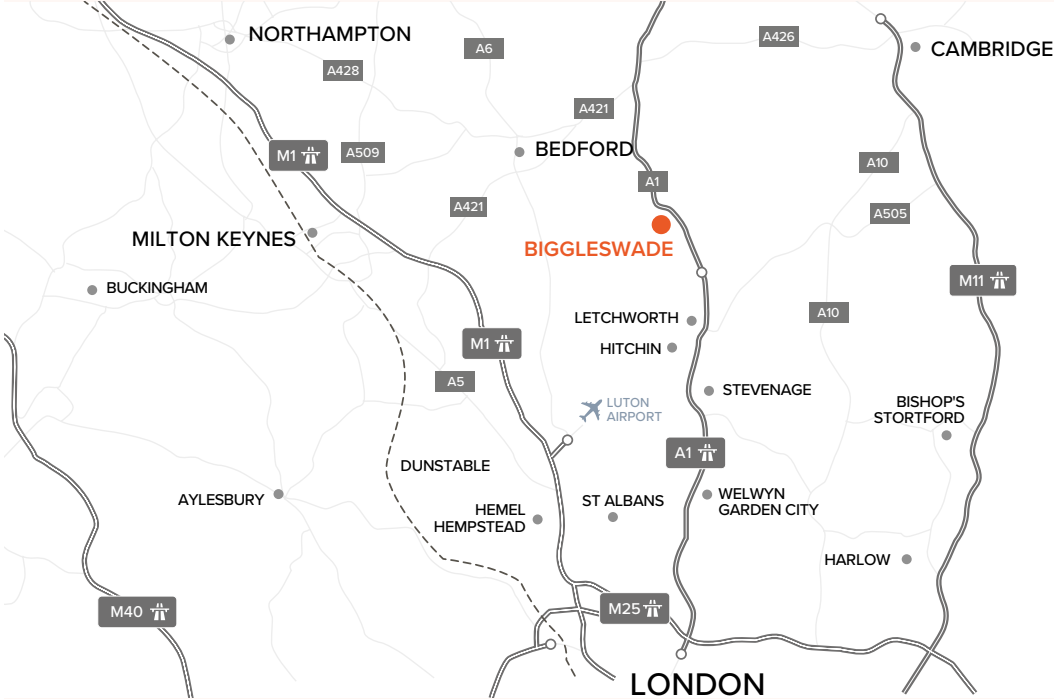
Estate Location

Eldon Way is one of the principle industrial estates within Biggleswade less than 1.5 miles from the A1.

It is within walking distance of the train station and the numerous shops, cafes, banks, bars, recruitment agencies and post office on the High Street.

Additional amenity, supermarkets and food is accessed enroute to the A1 junctions and at the nearby A1 Retail Park.

Biggleswade Train Station provides links to Peterborough (33 mins) and London St Pancras (45 mins).



LOCAL AMENITIES INCLUDE:



Roads	Miles	Time*
A1	1.5	5 mins
M1 (J12)	17	29 mins
A1/A14 Intersection	19	29 mins
M25	31	31 mins

Towns	Miles	Time*
Letchworth	10	24 mins
Hitchin	10	24 mins
Bedford	12	30 mins
Stevenage	16	26 mins
Cambridge	21	43 mins
Welwyn Garden City	23	32 mins

*Estimated Time

Tenure

Available on a New Lease basis only.
Please contact the agents for quoting terms.

EPC

Unit 2: B
Unit 5: B (targeted).

Availability

Unit 2 is immediately available, Unit 5 is currently under refurbishment and works are expected to finish in Q3 2025.

Rent

Rent on application.



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Service Charge

£0.55 per sq ft (2024 Budget figure).

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Unit 2: To be confirmed
Unit 5: Rateable Value of £24,250.

Viewings

Viewing strictly by prior appointment via the joint sole agents.

adroit
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