



EldonWay

BIGGLESWADE | BEDFORDSHIRE | SG18 8NH



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



**BIGGLESWADE
TRAIN STATION**

0.7 miles

A1 ACCESS

1.5 miles

TOWN CENTRE

0.7 miles

Unit 2

Unit 5

A1

Well located

Units 2 & 5

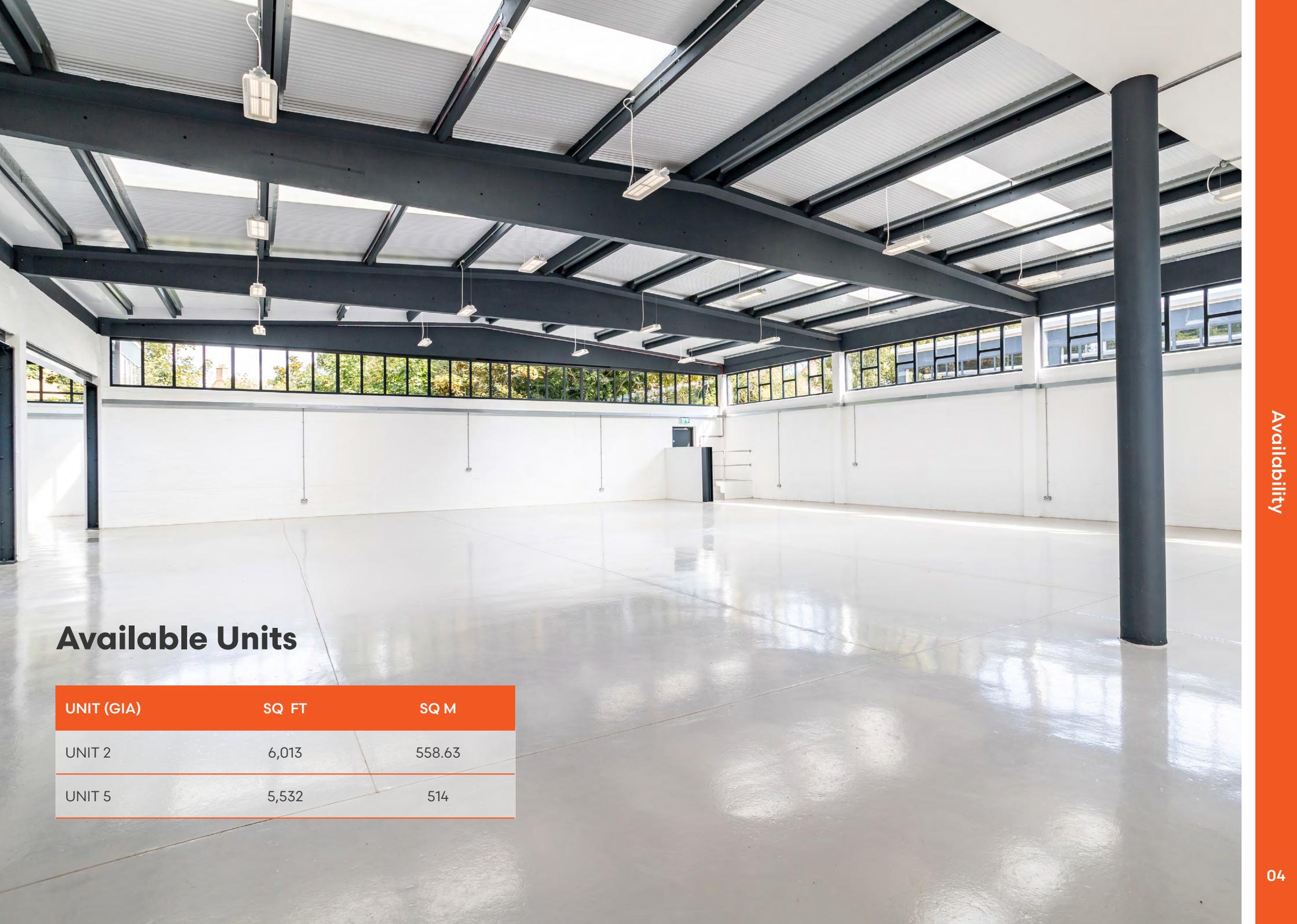
Units 2 and 5 have recently been re-roofed and benefit from new motorised roller shutter doors, LED lighting throughout, 5m eaves height within the main warehouse areas, refurbished first floor offices, excellent natural light within the warehouses, three-phase power supplies, capped mains gas supplies, forecourt parking and EV charging within a gated industrial estate. The units are offered on new leases.



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

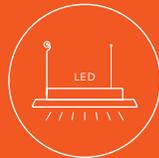
Unit 2



Immediately available



5m clear internal height



LED lighting throughout



New roof and windows



Electronically operated roller shutter door



EV charging points



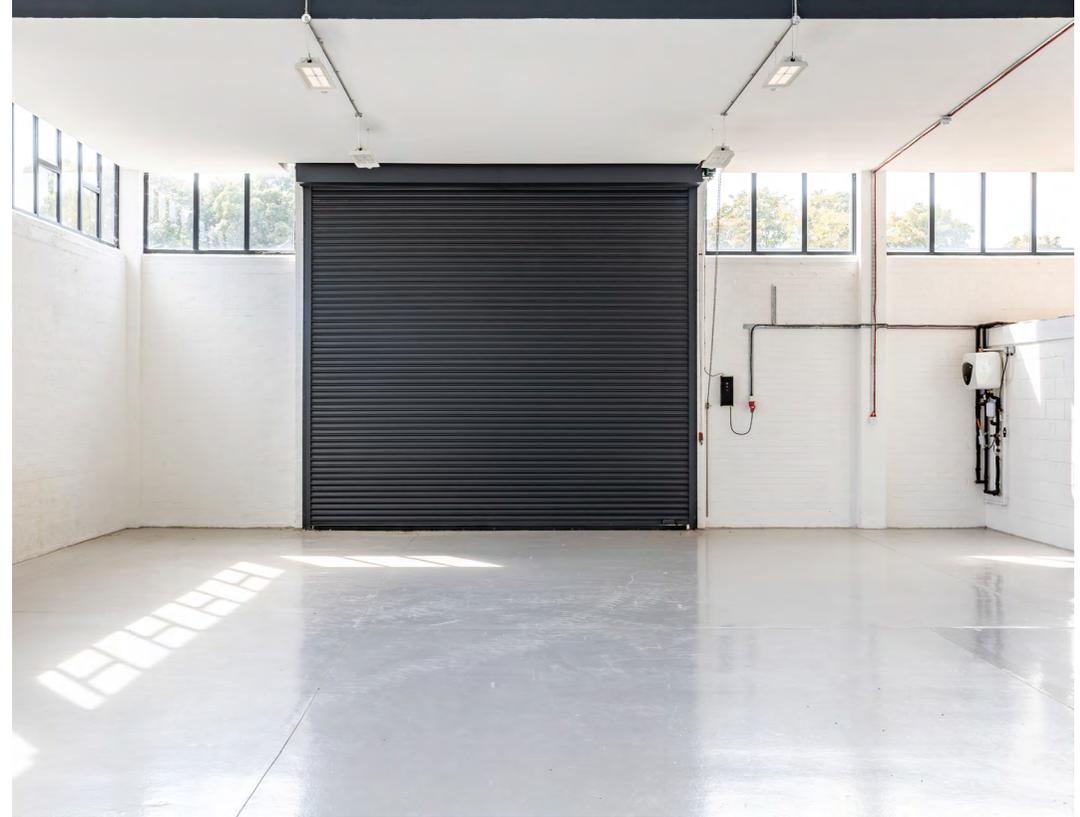
EPC B



First floor offices



Three phase power (69kVA) and gas capped



Unit 5



Immediately available



5m clear internal height



LED lighting throughout



New roof and windows



Electronically operated roller shutter door



EV charging points



EPC B



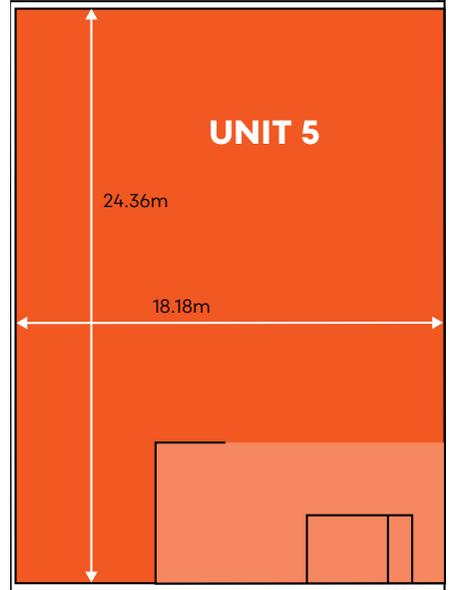
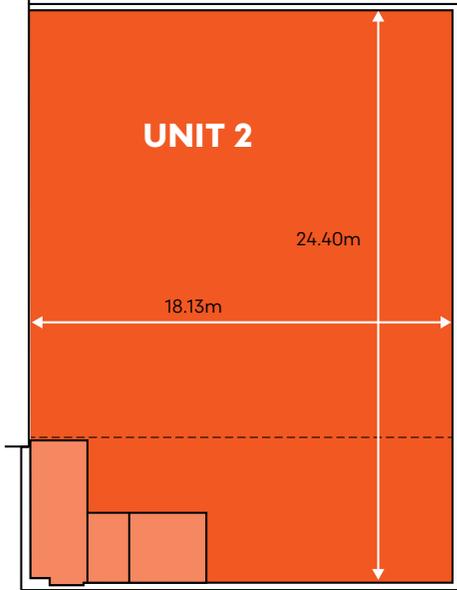
First floor offices



Three phase power (69kVA)



Ground Floor Plans



The Estate



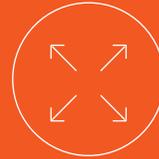
Significant landlord investment



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**.

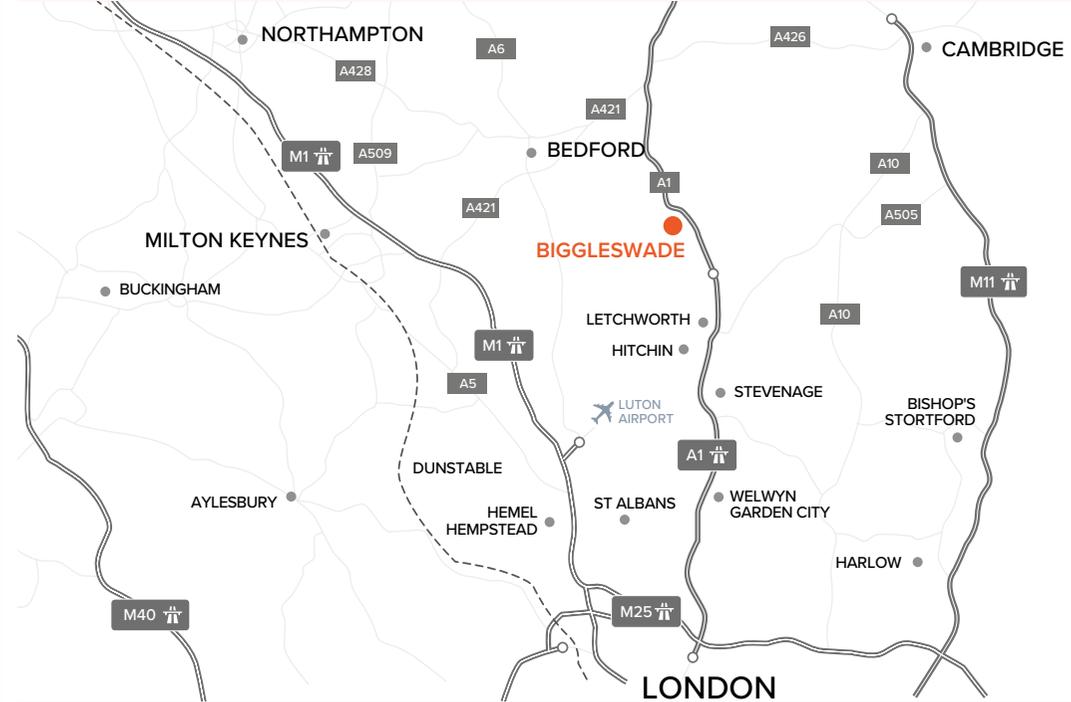
Estate Location

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:

Sainsbury's



GREGGS

M&S



wetherspoon



Roads

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

Towns

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

Availability

Units 2 and 5 are immediately available.

Service Charge

The 2026 service charge is £0.60 per sq ft, and the 2026 insurance contribution is £0.45 per sq ft.

Rent

£11.50 per sq ft.

Legal Costs

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

Business Rates

Unit 2: To be reassessed

Unit 5: £24,250 in the 2023 List, increasing to £38,250 in the draft 2026 List. Transitional relief may apply.

Viewings

Viewing strictly by prior appointment via the joint sole agents.

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