

## UNITS 2-3 PEGASUS MEWS

Pegasus Drive  
Stratton Business Park  
Biggleswade  
Bedfordshire  
SG18 8QA



# FOR SALE.

**INDUSTRIAL / WAREHOUSE UNIT**

4,105 SQFT (381 SQ M) to 8,537 SQ FT (793 SQ M)



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## Location

The Stratton Business Park is strategically located overlooking the A1(M) at Biggleswade. There is a population of around 38,000 within a 10km (6.21 miles) radius of the town centre and a substantial catchment area within 20 minutes travelling time including Stevenage, Letchworth, Bedford and Huntingdon.

Situated midway between the towns of Stevenage to the south and Huntingdon to the north, its position provides for excellent road communications to the M25 in the south, the M1, M6 and east coast ports via the A14 to the north.

## Description

The property forms part of a small development of eight industrial/warehouse units built in two terraces. Constructed of a steel portal frame with profile steel cladding and brick elevations under a pitched profile steel roof.

## Accommodation

Unit 2 has reception/office and production area at ground floor and first floor offices, and Unit 3 comprises principally of production/ storage space with mezzanine production floor.

### Unit 2

Ground floor	2,222 sq ft	206.42 sq m
First floor office/mezzanine area	1,883 sq ft	174.93 sq m

### Unit 3

Ground floor	2,222 sq ft	206.42 sq m
First floor office/mezzanine area	2,210 sq ft	205.31 sq m

<b>Total gross internal area</b>	<b>8,537 sq ft</b>	<b>793 sq m</b>
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## Features

- Powder coated insulated roller shutter doors with vision panels approximately 13' x 18' high (4 m x 5.5 m)
- Powder coated colour aluminium windows and entrance doors
- Powder coated rainwater goods
- Unit 3 has a maximum eaves height of 28' (8.5 m) (with the mezzanine floor removed)
- Good forecourt parking and loading facilities
- Three phase power and gas supply
- First floor office area
- Kitchen and toilet facilities

## Price

£1,150,000 Freehold – (One Million One Hundred and Fifty Thousand Pounds).

The units are available to purchase separately:

Unit 2 - £575,000

Unit 3 - £620,000

## Rental

The units are also available by way of a new FRI lease for a term to be agreed.

Unit 2 - £40,000 per annum exclusive

Unit 3 - £41,500 per annum exclusive

## Business Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for Unit 2 is £34,250 and Unit 3 is £26,500. The UBR for 2026/267 is 43.2p 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.

## Service Charge

There is a service charge payable to contribute to the common parts of the estate and the current amount is approx. £1,000 for the two units.

## 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.

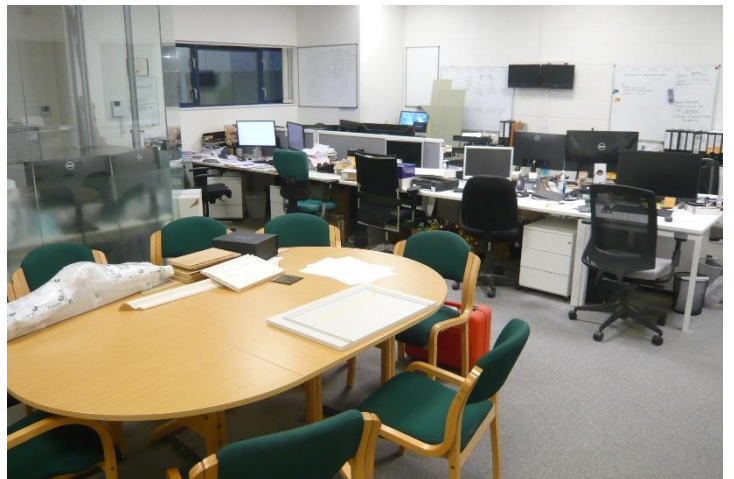
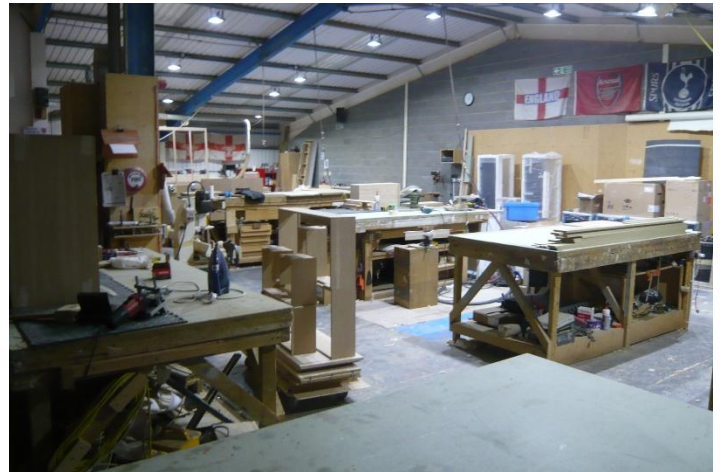
## Important

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 Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and 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.





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**Ref No: 16706E**

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.

