

TO LET MODERN REFURBISHED INDUSTRIAL UNIT

1,310.3 SQ M (14,105 SQ FT)



**UNIT 1 STRATTON BUSINESS PARK
BIGGLESWADE
BEDS SG18 8QB**

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

UNIT 1, STRATTON BUSINESS PARK, BIGGLESWADE, BEDS SG18 8QB

DESCRIPTION & SITUATION The end of terrace property is within a modern development of 5 units around the shared secure courtyard. The property has recently been refurbished.

Stratton Business Park is located in south Biggleswade overlooking the A1(M). Biggleswade is approximately 9 miles north of Letchworth and 11 miles southeast of Bedford. The A1(M) provides access to the M25 and the motorway network. London Luton (19 miles) and London Stansted (23 miles) both easily accessible. Biggleswade is served by a First Capital connect rail service between London Kings Cross and Peterborough.

FEATURES

- OFFICES WITH NEW CARPETTING SUSPENDED CEILINGS AND GAS FIRED CENTRAL HEATING
- PAINTED SEALED FLOOR AND WHITE WASHED WALLS
- 24 CAR PARKING SPACES
- TWO LOADING DOORS (3.5 M X 5 M)
- 6.2 M EAVES RISING TO 10 M AT THE RIDGE
- WALL MOUNTED GAS HEATING IN PRODUCTION AREA
- WC FACILITIES AND ADDITIONAL WORKS WC'S
- 500 KVA 3 PHASE ELECTRICITY AVAILABLE

FLOOR AREAS The property has been measured on a gross internal basis

Ground Floor Production/Industrial area	908	9,774
Ground Floor Offices	155.5	1,672
First Floor Offices	155.5	1,672
Mezzanine	91.7	987
Total Gross Internal Area	1,310.3	14,105 sq ft

TERMS The property is available on a new lease for a term to be agreed at a commencing rental of £88,000 per annum exclusive.

RATES The property has a rateable value of £82,500 within the 2010 List. Please note this is not the rate payable. Further information can be obtained from www.voa.gov.uk

LEGAL COSTS Each party to be responsible for their own legal cost.

VIEWING Viewing strictly by prior appointment with joint sole agents
Dan Jackson
Lambert Smith Hampton
Tel: 01234 341122
djackson@lsh.co.uk

Ref: 011753
BOWYER BRYCE
Simon Scott/Ian Harding
01438 816396
simon.scott@bowyerbryce.co.uk
ian.harding@bowyerbryce.co.uk

Important Notice

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