

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNITS

**1,053.05 SQ M (11,335 SQ FT)
TO 2,480.95 SQ M (26,705 SQ FT)**



**UNITS 4 AND 5 STRATTON BUSINESS PARK
BIGGLESWADE
BEDS
SG18 8QB**

See important notice overleaf

01438 816396

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UNITS 4 & 5 STRATTON BUSINESS PARK, BIGGLESWADE, BEDS, SG18 8QB

DESCRIPTION & SITUATION The available units comprise adjoining modern units being part of a terrace of 5 units around a shared courtyard.

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) 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**
- CAR PARKING UNIT 4 - 20 CARS, UNIT 5 - 26 CARS**
 - LOADING DOORS TO EACH UNIT (3.5 M X 5 M)**
 - 6.2 M EAVES RISING TO 10 M AT THE RIDGE**
 - EACH UNIT HAS 100 KVA 3 PHASE ELECTRICITY AVAILABLE**
 - M & F WC FACILITIES**

FLOOR AREAS Floor areas are based on a gross internal area and are approximate only.

	(sq m)	sq ft
<u>Unit 4</u>		
Ground floor	867.8 sq m	9,347 sq ft
First Floor		1,994 sq ft
Total		11,335 sq ft
<u>Unit 5</u>		
Ground Floor	1,267.37 sq m	13,642 sq ft
First Floor		1,727 sq ft
Total	1,427.0 sq m	15,370 sq ft

TERMS The units are available either together or separately on a new lease for a term to be agreed at a commencing rent of £6.25 per sq ft per annum.

RATES To be assessed

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

VIEWING Strictly by prior appointment with joint sole agents

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Important Notice

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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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