



**STRETTONS**  
EST 1931



**TO LET**

**Rail Works, Station  
Approach, Biggleswade  
SG18 8AJ**

**38,996 sq ft / Plots from 1-5 acres  
Available To Let - Short Term (Up  
to 18 months)**

**Open Storage / Warehouse**





## Description

The property consists of a 5.34-acre site, with maximum dimensions of approx. 370m and 70m with a steel portal frame warehouse unit at its centre. The warehouse benefits from approx. 4.5m eaves, rising to 9.3m at the central haunch and two storey office accommodation. The site is generally flat and mostly covered by concrete hard standing or type 1 aggregate.

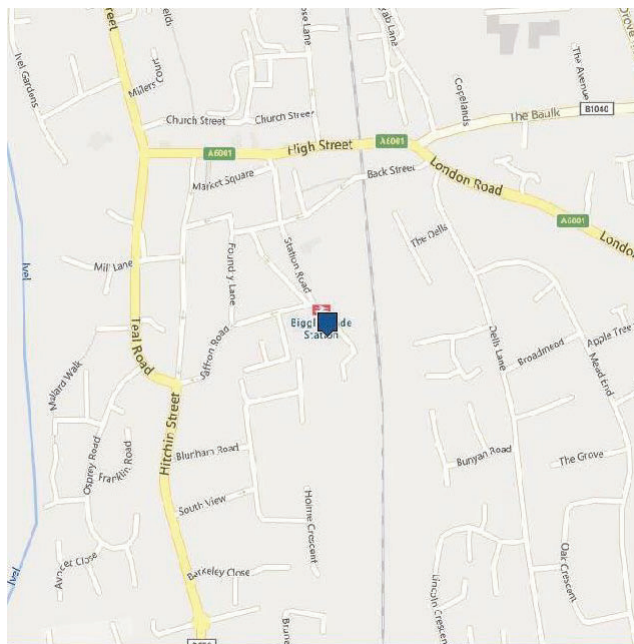
- Approx. 5.34 acres
- Suitable for open storage, B2, B8
- Good access to the A1
- Short walk from the railway station and town centre

## Location

The property is located close to the centre of Biggleswade, a market town in Central Bedfordshire on the east side of the A1. Situated alongside the railway line, the property is just a few hundred yards from the train station, with connections to London St. Pancras in approx. 45mins.

## Accommodation

	SQ FT	SQ M
Warehouse	38,996	3,623
Open Storage	From 1 to 5 Acres	



<b>Tenure</b>	Available on new lease terms outside the act for a term up to 18 months
<b>Rateable Value</b>	£120,000
<b>EPC</b>	D88
<b>VAT</b>	Applicable
<b>Rent</b>	On Application

## Contacts

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### Further information | View on Website

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