

# TO LET



## Rooms 1-7 First Floor, 2 Omega Centre, Stratton Business Park, Biggleswade, Beds SG18 8QB

1.618 SqFt (150.3 SqM)

Rents From £2,000 - £7,250 Per Annum

Office | Storage Rooms Available  
On Flexible Terms

- Open Plan Offices
- Private Offices
- Private & On Street Parking
- Kitchen

## Location

The premises are located on Stratton Business Park in Biggleswade adjacent to the A1 Retail Park with easy access to the A1 approximately 45 miles north of London, 11 miles south east of Bedford and 17 miles south west of Cambridge.

## Description

A combination of office or storage rooms available to rent individually or combined on inclusive and flexible terms.

The building provides kitchen and wc facilities with parking to the front.

The rent is inclusive of utilities, service charge and business rates. High speed fibre broadband is supplied to the building via a dedicated copper line and charged as an extra if required.

Additional benefits include 24 hour access, entry phone system and flexible terms starting from a minimum 6 months commitment.

## Terms

The premises are to be let on a licence(s) for a minimum term of 6 months.

Accommodation	Rent Per Month	Rent Per Annum
Room 1	£312.50	£5,880
Room 2	£208.00	£2,500
Room 3	£208.00	£2,500
Room 4	£167.00	£2,000
Room 5	£604.00	£7,250
Room 6	£583.00	£7,000
Room 7	£387.50	£4,650

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Room 1	19.21	207
Room 2	11.81	127
Room 3- LET	11.8	128
Room 4- LET	8.72	94
Room 5- LET	38.36	413
Room 6- LET	36.43	392
Room 7- LET	23.91	257
<b>Total</b>	<b>150.3</b>	<b>1,618</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBA

## Viewings

For viewings and further information please contact:

### Nathan George

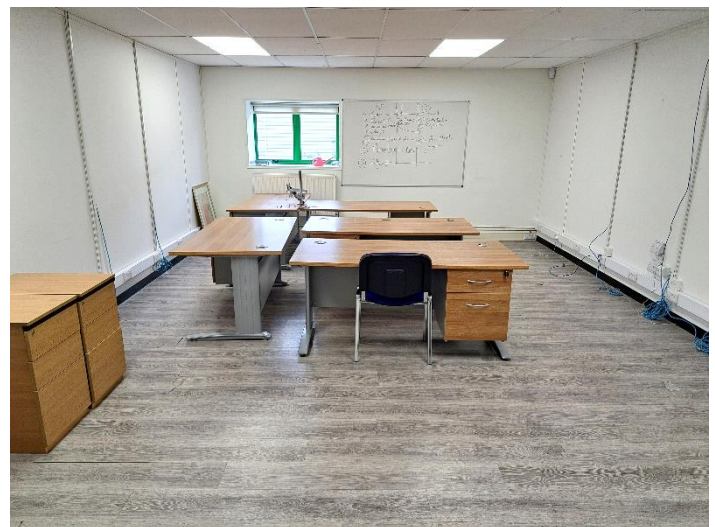
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