

# TO LET



Unit 1 Axis Close  
Great North Business Park  
Upper Caldecote  
Biggleswade  
SG18 9GH

## Brand New Industrial/Warehouse Unit

7,603 SqFt (706.39 SqM)

- Brand New Unit
- Prominent Location
- Two Levels Of Mezzanine
- Electric Roller Shutter Door



## Location

The premises are located on the outskirts of Biggleswade with immediate access to the A1 approx. 40 miles north of London, 10 miles south east of Bedford and 17 miles south west of Cambridge.

## Description

Brand new industrial/warehouse unit with double level mezzanine adjacent to the A1.

## Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed with offers invited.

Price on application.

## VAT

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

## Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

## EPC

A – 25.

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

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## Accommodation

Brand new industrial/warehouse in a prominent position at the front of Axus Close with loading bay, private parking and two levels of mezzanine floor providing additional storage or offices (subject to fit out).

Further benefits include electric roller shutter loading door, glazed pedestrian access and services capped ready for installation of wc and kitchen facilities.

## Floor Area (NIA/GIA)

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

Accommodation	Sq M	Sq Ft
Ground Floor	289.79	3,119
First Floor Mezzanine	208.3	2,242
Second Floor Mezzanine	208.3	2,242
Total	706.39	7,603

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

## Viewings

For further details please contact;

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