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TO LET

Surplus Office Space, 2 Lancaster Way, Biggleswade, SG18 8YL

Guide Rent: £65,900 Per Annum

- Distribution Centre Located in Main Industrial Area in Biggleswade
- High Quality First Floor Office Suite – 322 sq m (3,470 sq ft) (NIA)
- Good Levels of Car Parking
- Local Amenities Include M&S; Next, Costa, TK Maxx, Boots
- Stevenage – 13 Miles; Peterborough – 40 Miles; M25 (J23) – 29 Miles

Location

Biggleswade is an attractive historic market town located close to the River Ivel approximately 14 miles from Bedford, 16 miles from Stevenage and 30 miles from Cambridge. The town is an expanding commercial centre with a population of around 16,000 people. The town offers a diverse range of shopping facilities including top retail names, specialist stores and a regular street market. Biggleswade offers fast train links to London with a typical journey time of 40-45 minutes into Kings Cross.

Stratton Business Park

Stratton Business Park is the main industrial area in Biggleswade and sits immediately adjacent to the A1(M) which links the town to Stevenage (13 miles) and the M25 (J23) 29 miles to the south with Peterborough 40 miles to the north.

The Property

The subject property comprises of a large three storey distribution centre occupied by United Independent Distributors. The accommodation offers a first floor suite providing a mixture of open plan and individual office space.

The space is available by way of sub-lease and benefits from CAT II lighting; air-conditioning/cooling; a high quality kitchen area and WC's.

Externally, there is an outdoor seating area to the rear of the building with a good level of car parking space.

Local amenities provided by the A1 Retail Park, Biggleswade which includes M&S, Next, Costa Coffee, TK Maxx and Boots. There is a McDonalds nearby.

Planning

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Accommodation

First Floor Offices	301 sq m	(3,240 sq ft)
Meeting Room	21 sq m	(230 sq ft)
Kitchen	9 sq m	(97 sq ft)

Services

Mains water, electricity and telecoms are connected to the property. Drainage is to the main sewers.

Interested parties are however advised to satisfy themselves as to the specification and adequacy of service supplies by making their own enquiries to the relevant service providers.

Terms

The suite is offered on a new Full Repairing and Insuring Lease on terms to be agreed.

Rent

Guide Rent - £65,900 per annum.

The rent is subject to VAT and payable quarterly in advance by Bankers' Standing Order.

Rates

2023 Rateable Value: To be assessed
2023/2024 Rate Poundage 49.9p/£
(Note: Transitional Relief/Charge may apply)

Legal Costs

Each party to be responsible for their own legal and agent's costs.

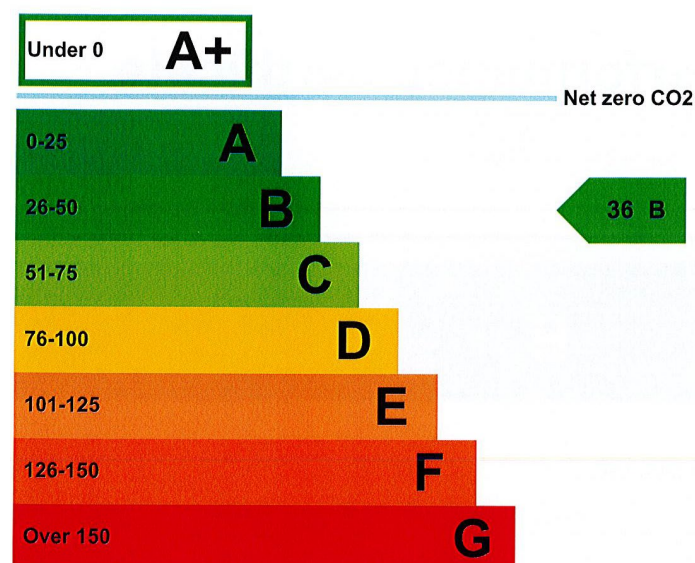
Viewing & Further Information

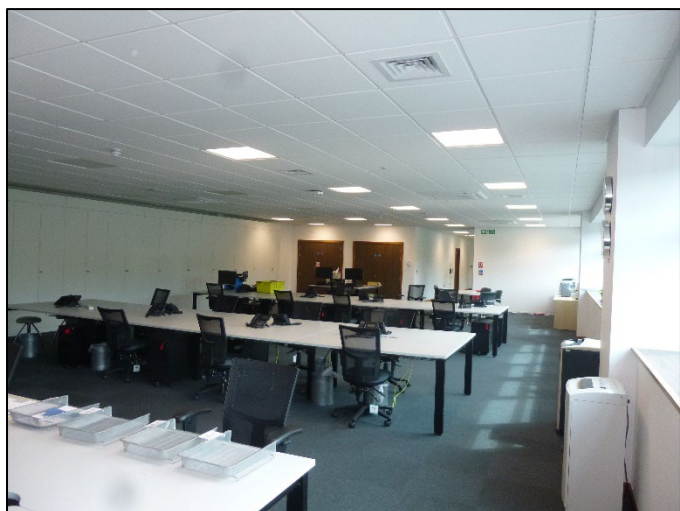
Strictly by appointment with the sole letting agent:

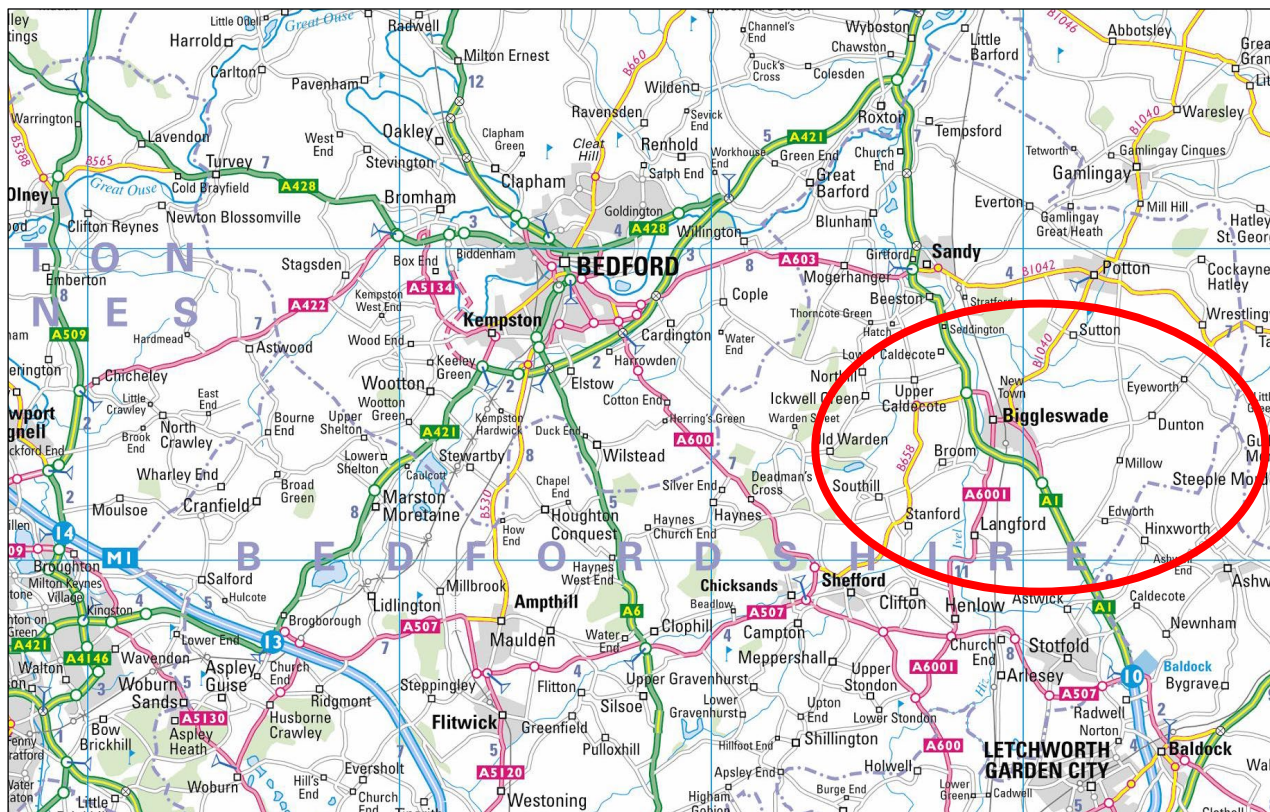
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EPC







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