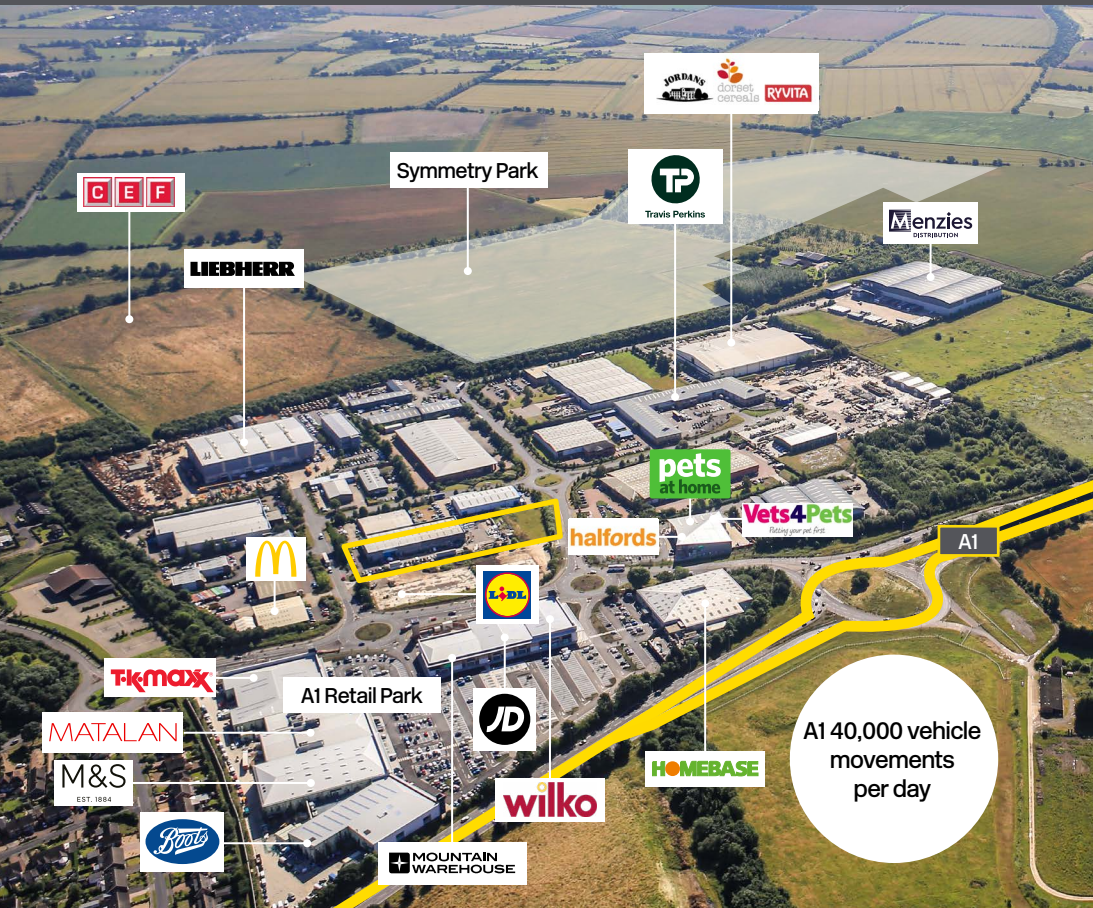


Biggleswade Trade Park.

Normandy Lane, SG18 8QB

3,993 – 18,320 sq ft Units To Let
Available Q4 2022

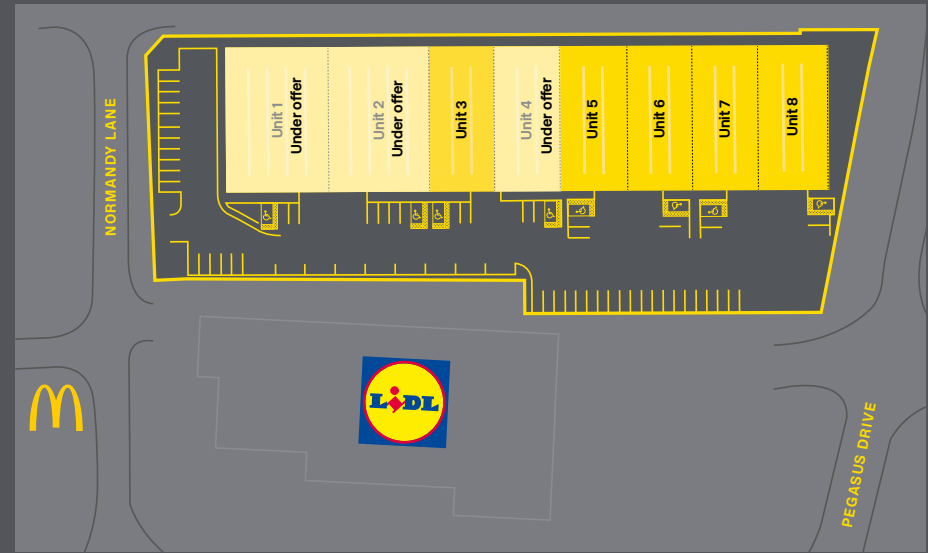


- Brand new trade counter scheme
- 5.7m eaves
- Established trade location
- Good loading and parking
- Nearby occupiers include Lidl Food Store, McDonalds, Travis Perkins, Homebase, Halfords and Pets at Home



Accommodation

Unit	Warehouse (sq ft)
1	Under offer - 7,276 sq ft
2	Under offer - 7,513 sq ft
3	Available - 4,715 sq ft
4	Under offer - 4,693 sq ft
5	Available - 4,983 sq ft
6	Available - 4,672 sq ft
7	Available - 4,672 sq ft
8	Available - 3,993 sq ft



Location

Biggleswade Trade Park is located at the front of Stratton Business Park within close proximity to the intersection of the main A1 roundabout and the A6001 London Road. The A1 provides strategic access to the North/South via the M25 and A14. Junction 23 of the M25 is only 29 miles to the south. The new trade park fronts both Normandy Lane and Pegasus Drive.

The estate is situated to the south east of Biggleswade town centre and is a key location for the AgriFood sector of the economy. High profile occupiers include Lidl Food Store, McDonalds, Travis Perkins, Homebase, Halfords and Pets at Home.

Description

Comprises a terrace of 8 trade counter units with an eaves height of approximately 5.7 metres. The brand new trade park fronts both Normandy Lane and Pegasus Drive, with a total site area extending to 2.1 acres. The units will benefit from open plan trading areas, level entry doors and good natural light.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Terms

Leasehold - Rent on application

Rateable Value

TBC

EPC Rating

TBC

Estate Charge

An estate charge will be levied to cover repairs and maintenance of common areas, please refer to the retained agents for further details.

Drive-Time	Population	Drive-Time	Households	Drive-Time	Workforce
5 mins	18,075	5 mins	7,669	5 mins	6,350
10 mins	40,599	10 mins	16,879	10 mins	12,639
15 mins	98,019	15 mins	40,943	15 mins	32,202

Further Information & Viewing

Strictly by appointment through the joint agents:



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