

TO LET

3,119 - 7,603 Sq Ft

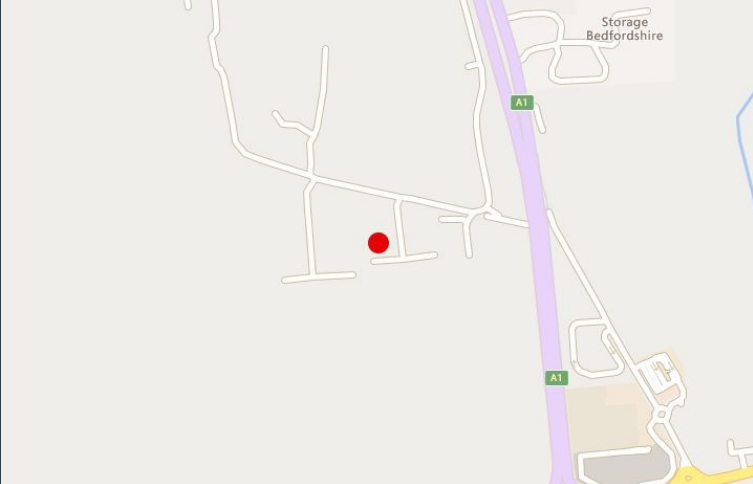
(289.76 - 706.32 Sq M)

- New Unit.
- Prominent Location.
- Two Levels Of Mezzanine.
- Electric Roller Shutter Door.
- Allocated parking.



Unit 1 Great North Business Park

Axis Close, Upper Caldecote, Biggleswade, SG18 9GH



LOCATION

- The premises are located on the outskirts of Biggleswade with immediate access to the A1 approx 40 miles north of London.
- Bedford is 10 miles to the south east and Cambridge is 17 miles south west.
- A1 0.5 miles.
- A421 15 miles.

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DESCRIPTION

- 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
- Portal frame construction allows clear span.
- Glazed frontage and profiled cladding.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	289.76 SQ M	3,119 SQ FT
First Floor Mezzanine	208.28 SQ M	2,242 SQ FT
Second Floor Mezzanine	208.28 SQ M	2,242 SQ FT
Total	706.32 SQ M	7,603 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: 25 A.

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