

TO LET

4,105 – 8,537 Sq Ft

(381.35 – 793.09 Sq M)

- › Two conjoined units capable of separation.
- › Two insulated roller shutter doors.
- › Large mezzanine across first floor accommodation.
- › High quality first floor air conditioned office. Single and three phase electricity.

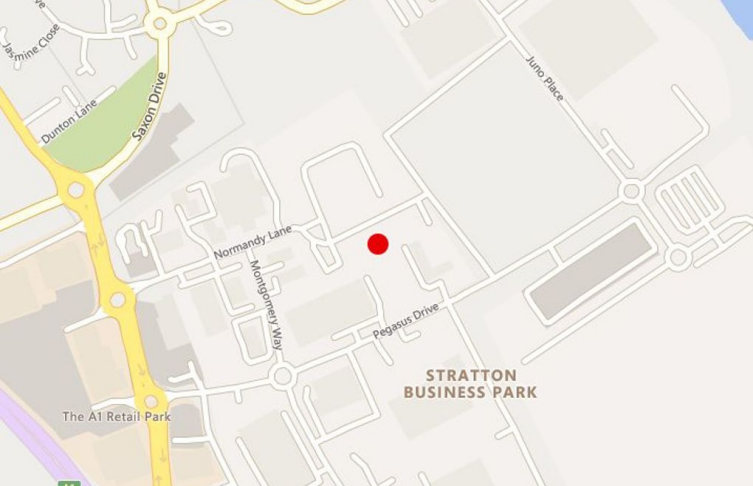


2-3 Pegasus Mews

Stratton Business Park, Biggleswade, SG18 8QA

Contact: Diccon Brearley or Viv Spearing
Tel: **01234 905128**
eddisons.com





Location

- Stratton Business Park is conveniently located just 0.4 miles from the A1(M) at Biggleswade.
- The estate is located to the southern edge of the town.
- Biggleswade is located beside the A1M, 28.5 miles north of the M25.
- To the North, the A421 and Black Cat Roundabout are within 10.5 miles.
- St Neots 13.5 miles, Stevenage 13.8 miles, Watford 36 miles.

/// what3words

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Google Maps

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Description

- Stratton Business Park forms part of a development of eight modern industrial and warehouse units.
- Constructed of steel portal frame with profiled steel cladding under a pitched profile steel roof.
- The units benefit from three phase power, gas supply, insulated roller shutter doors and an office on the first floor.
- Kitchen and WC facilities are located to the ground floor.
- Units are available individually or on a combined basis on a leasehold basis.

Terms

Leasehold -- Available by way of new FRI lease/leases for a term to be agreed at a rent of £40,000 at Unit 2 and £41,500 at Unit 3. VAT is payable on any transaction.



Accommodation

Unit 2 Ground Floor	206.42 SQ M	2,222 SQ FT
Unit 2 First/Mezz	174.93 SQ M	1,883 SQ FT
Unit 3 Ground Floor	206.42 SQ M	2,222 SQ FT
Unit 3 First/Mezz	205.31 SQ M	2,210 SQ FT
Total	793.09 SQ M	8,537 SQ FT

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

Business Rates: The Rateable Value is £60,750 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Contact:

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