# 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.

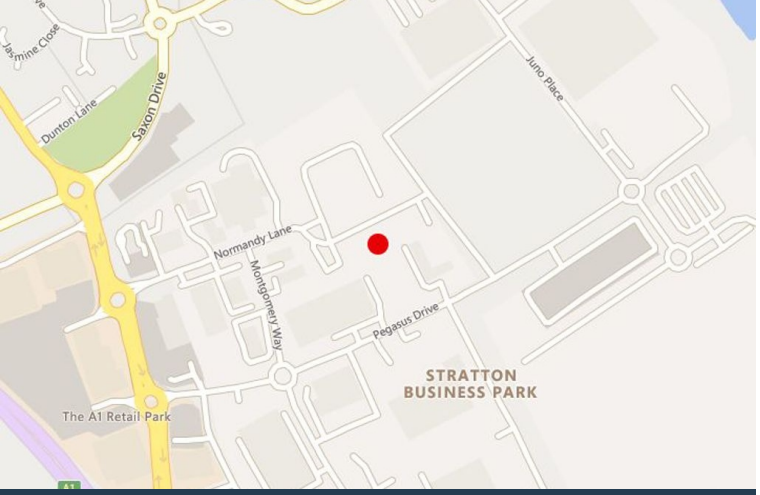



# 2-3 Pegasus Mews

## Stratton Business Park, Biggleswade, SG18 8QA

Contact: Diccon Brearley or Paul Quy
Tel: **01234 905128**
**eddisons.com**

BTG Eddisons








## 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
///replayed.owner.closet

Google Maps
Click here

## 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:

DICCON BREARLEY
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