

STACK Biggleswade, Lancaster Way

Stratton Business Park, Biggleswade, SG18 8TQ

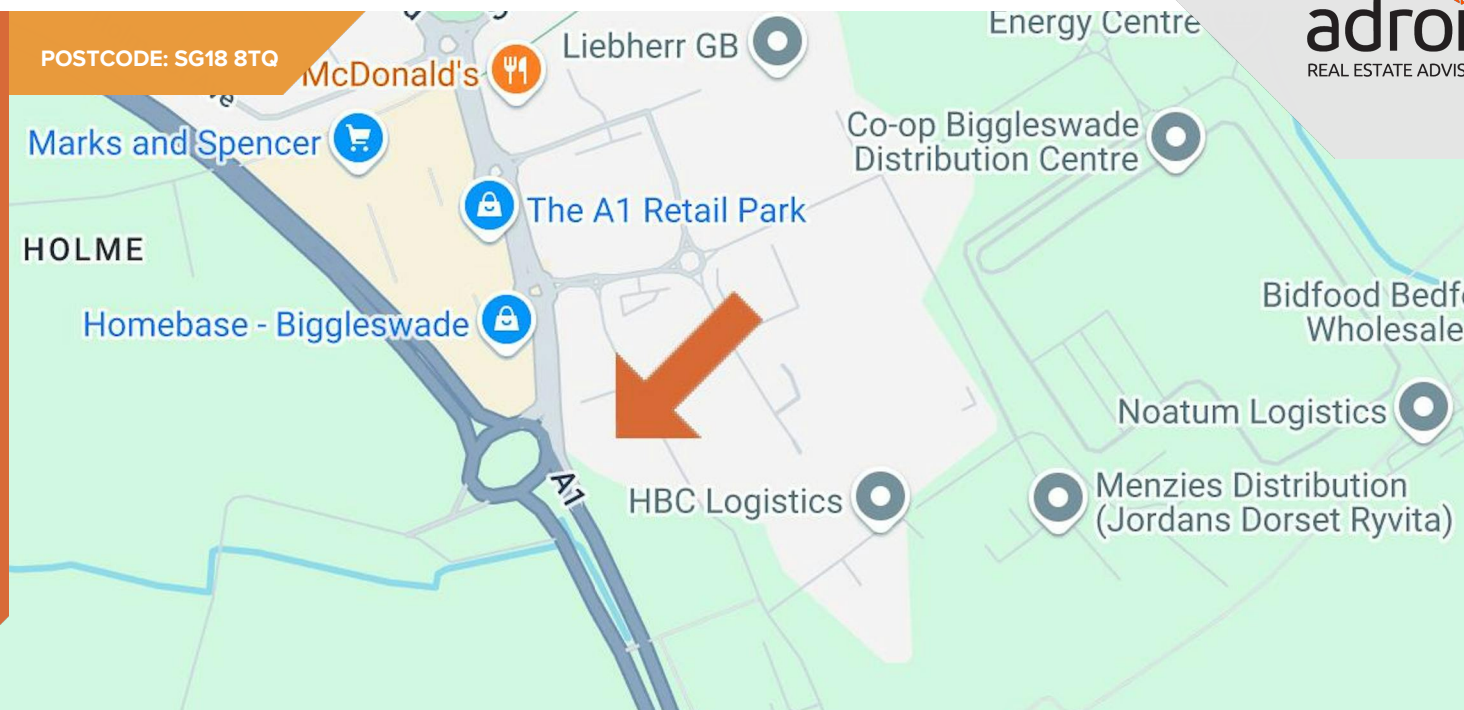
adroit
REAL ESTATE ADVISORS



TO LET

52,018 sq ft (4,832.63 sq m)

- 10m clear internal height
- 3 dock and 2 level access loading doors (following refurbishment)
- Large secure yard
- 51 car parking spaces
- 8 No 22kW EV charging points (following refurbishment)
- Refurbished, comfort cooled offices
- New solar PV installation (following refurbishment)



Description

Built in 2004 STACK comprises a good quality industrial/warehouse unit undergoing refurbishment with works programmed to finish in Q2 2025. ESG improvements include new 22kW EV chargers, a solar PV system, air source heat pumps, LED lighting, a green wall and various other initiatives. As part of the works additional dock and level loading doors will be installed, the yard will be enlarged and fully secured with new fencing.

Location

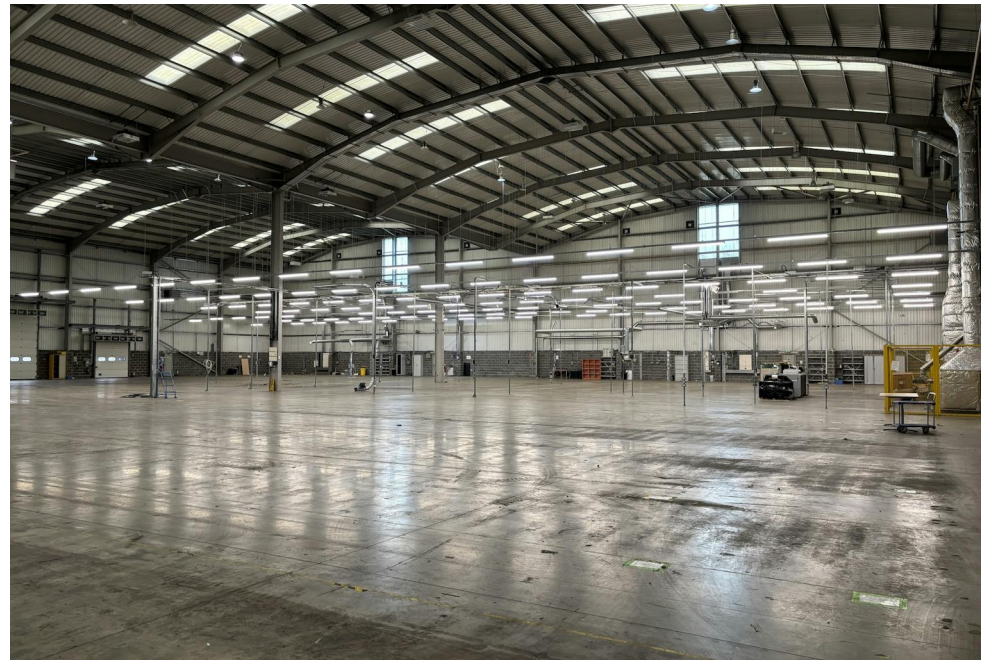
STACK is situated 1.5 miles south east of Biggleswade town centre and railway station, on Stratton Business Park, in a high profile location alongside the A1. A1 Retail Park is in close proximity together with Lidl, McDonalds and other amenity whilst nearby occupiers include the Coop National Distribution Centre, Liebherr, Jordan Cereals, Smiths Advanced Metals, Warburtons, Bidfood and Noatum Logistics.

Biggleswade is strategically located 29 miles (31 minutes) north of junction 23 of the M25 with excellent links north, south, east and west via the A1 and A14 corridors

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	45,597	4,236.10
1st - Offices	6,421	596.53
Total	52,018	4,832.63



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q2 2025 . Following completion of the refurbishment

Rent

£11.75 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £370,000

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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