

4 Montgomery Way Stratton Business Park

BIGGLESWADE, BEDFORDSHIRE, SG18 8UB

TO LET
11,335 ft² (1,053 m²)



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LOCATION

Stratton Business Park, Biggleswade, Bedfordshire SG18 8UB occupies a strategic location off Junction 11 of the A1 at Biggleswade, with quick access to the M1, M25 and A14.

DESCRIPTION

It is one of 5 industrial units arranged in a U shape with perimeter wall and fencing and a lockable gate within an established industrial and business area.

The units comprise a steel portal frame clad with Wards composite steel panels, facing brickwork to the front elevation and plinth walls. Construction provides a clear span inside, with eaves height of 7m (23ft) and apex height of 11m (36ft). Loading is via a sectional overhead door.

SPECIFICATION

- Powder-coated double-glazed aluminium windows and entrance doors
- Plant room
- Insulated sectional overhead loading door (3.5m X 5.0m)
- 70 KvA power supply
- 23 car and 1 lorry parking spaces

LEASE TERMS

The premises are available separately or combined on new Full Repairing and Insuring Leases for a term to be agreed. All terms are subject to VAT where applicable.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C



ACCOMMODATION

Description	Size
Ground Floor Offices	1,994 sqft (185.24 sqm)
Industrial Area	7,347 sqft (682.55 sqm)
First Floor Offices	1,994 sqft (185.24 sqm)
TOTAL	11,335 sqft (1,053 sqm)



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