



Unit 3 Albone Way, Biggleswade, SG18 8BN

Industrial/Logistics Unit

Summary

Tenure	To Let
Available Size	13,804 sq ft / 1,282.43 sq m
Rent	£116,490 per annum
EPC Rating	Upon enquiry

Key Points

- Proximity to A1M
- Minimum Eaves Height = 4.63m
- Enclosed Yard
- Ridge Height = 7.62m
- Main Loading Door = 7.26m wide x 4.87m high

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Description

Unit 3 is of portal frame construction and benefits from a substantial enclosed yard. The property benefits as follows:

- GIA = 13,804 sqft (1,282 sqm)
- Ridge height = 7.62m
- Minimum eaves height = 4.63m
- Main loading door = 7.26m wide x 4.87m high
- Office rooms
- Kitchenette/staff room

Location

Albone Way forms an industrial estate to the south-east of Biggleswade, Bedfordshire. The estate benefits from excellent connectivity to the A1. Biggleswade town centre is also within proximity. Unit 3 is located towards the front of the estate, being visible from Langford Road (B659).

Terms

The property is available by way of assignment of the current lease. The lease expires on 29.02.2028. The passing rent is £116,490 per annum exclusive. Should an applicant wish to take occupation of the property for a longer term, the landlord may consider the granting of a new lease, subject to the simultaneous surrender of the current lease.

Rateable Value

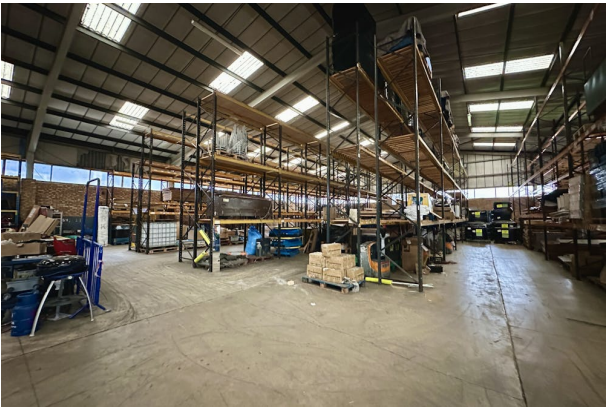
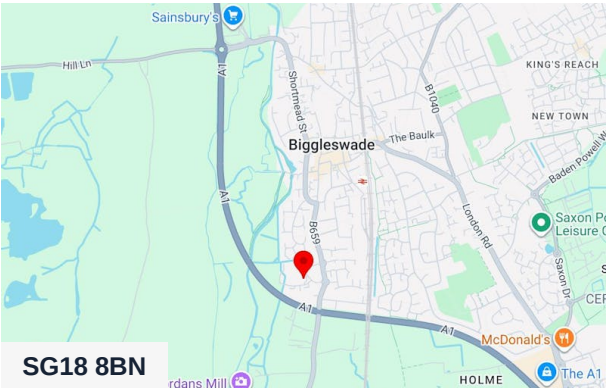
The Rateable Value for the subject property from April 2026 is £79,500 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk