





## To Let

### Church Street, Biggleswade, SG18 0JS

-  £30,000 per annum
-  2,291 Sq Ft / 212.7 Sq M
-  Occupying a prime position in the heart of Biggleswade, The Old Warehouse is a beautifully presented Class E property arranged over two floors. It offers well-proportioned private offices, stylish staff areas with an integrated kitchenette and W.C. facilities, plus six dedicated parking spaces – a rare town centre benefit.
-  Blending character with practicality, this versatile workspace suits professional or creative occupiers seeking a distinguished presence in a thriving market town. Its quality layout and specification provide an inviting, efficient environment and an excellent lease opportunity in a desirable setting.





For further information  
please contact:

01582 957591  
9 Compton Avenue,  
Luton. LU4 9AX

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### Location

Located in the heart of Biggleswade, this Property offers excellent transport links via the East Coast Main Line, with direct trains to London King's Cross in around 45 minutes. The nearby A1 connects quickly to the national motorway network, while Cambridge, Bedford, and St Neots are all close by. This prime town centre spot combines strong regional connectivity with convenient access to local commercial and retail amenities.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be

### Accommodation

Ground Floor - 1,368 sq. ft. (approx.)  
First Floor - 1,221 sq. ft. (approx.)  
Total - 2,589 sq. ft. | 240.52 sq. m. (approx.)

### Costs

Each party is to be responsible for their own legal costs.

### Rates

Rateable Value £11,750 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is C

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Viewing

Strictly by appointment only please contact:

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