

Warehouse & Substantial Enclosed Yard

Unit 3 Albone Way, Biggleswade, Bedfordshire, SG18 8BN

TO LET

13,804 SqFt (1,282 m²)



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).

DESCRIPTION

Unit 3 is of portal frame construction and benefits from a substantial enclosed yard. Key features are as follows:

- GIA = 13,804 SqFt (1,282 m²)
- Ridge height = 7.62m
- Minimum eaves height = 4.63m
- Main loading door = 7.26m wide x 4.87m high
- Office rooms
- Kitchenette/staff room
- WCs

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 is £64,000 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

[VIDEO-TOUR](#)

[Click here](#) to watch a video-tour for the subject premises.

[VIEWING](#)

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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