

TO LET
OFFICE SPACE – NEAR TOWN CENTRE
45 Shortmead Street
Biggleswade
Bedfordshire SG18 0AT



Net Internal Office Space 913sq.ft. (84.81m.)

- Period property
- Near to town centre

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Company Registration No. 3445835

45 Shortmead Street Biggleswade SG18 0AT

DESCRIPTION

A 19th century listed property comprising a double-fronted building. An attractive two-storey building with a cellar.

LOCATION

The property is a short distance from the town centre, fronting the main road with rear pedestrian access. Shortmead Street is a busy road of mixed uses leading to the centre and towards the railway station.

ACCOMMODATION –

Office ground floor entrance

Stairs off:

Office R/H/S 1	13.56 x 10.52	142sq.ft	13.26sq.m
Radiator			
Office L/H/S 2	13.56 x 9.80	133sq.ft	12.34sq.m
Excludes built in cupboards.			
Radiator			
Kitchen	8.67 x 14.54	126sq.ft	11.71sq.m
Stainless sink			
Ideal Gas Boiler			
Outside Door			
Cellar	13.17 x 10.26	135sq.ft	12.54sq.m

First Floor

Office R/H/S 3	13.72 x 9.31	128sq.ft	11.87sq.m
Excludes range of built in cupboards.			
Radiator			
Office L/H/S 4	13.64 x 11.78	161sq.ft	14.93sq.m
Excludes built in cupboards.			
Radiator			
Rear Lobby			
Office 5 Rear	8.6 x 6.76	58sq.ft	5.38sq.m
Excluding Air Cupboard.			
Radiator			
Cloakroom	5.52 x 5.44	30sq.ft	2.78sqm
Toilet and Basin			

Outside

There is no onsite parking

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SERVICES

Mains electricity, gas, water and drainage are connected.

RATES

Current rateable value 2026 £11,000

Small business rates relief should apply to this property.



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TENURE

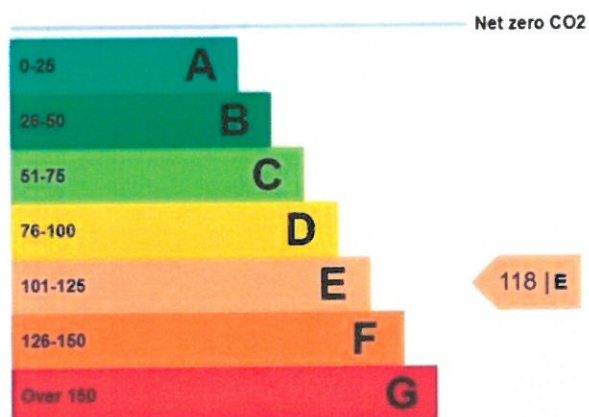
The property is offered for rent on a term to be agreed by discussion.

RENT

£15,000 per annum exclusive

EPC

This property's energy rating is an E



POSSESSION

Upon satisfactory completion of legal documentation.

VIEWING

Strictly by appointment with Agents: Cliftons 01767 312131