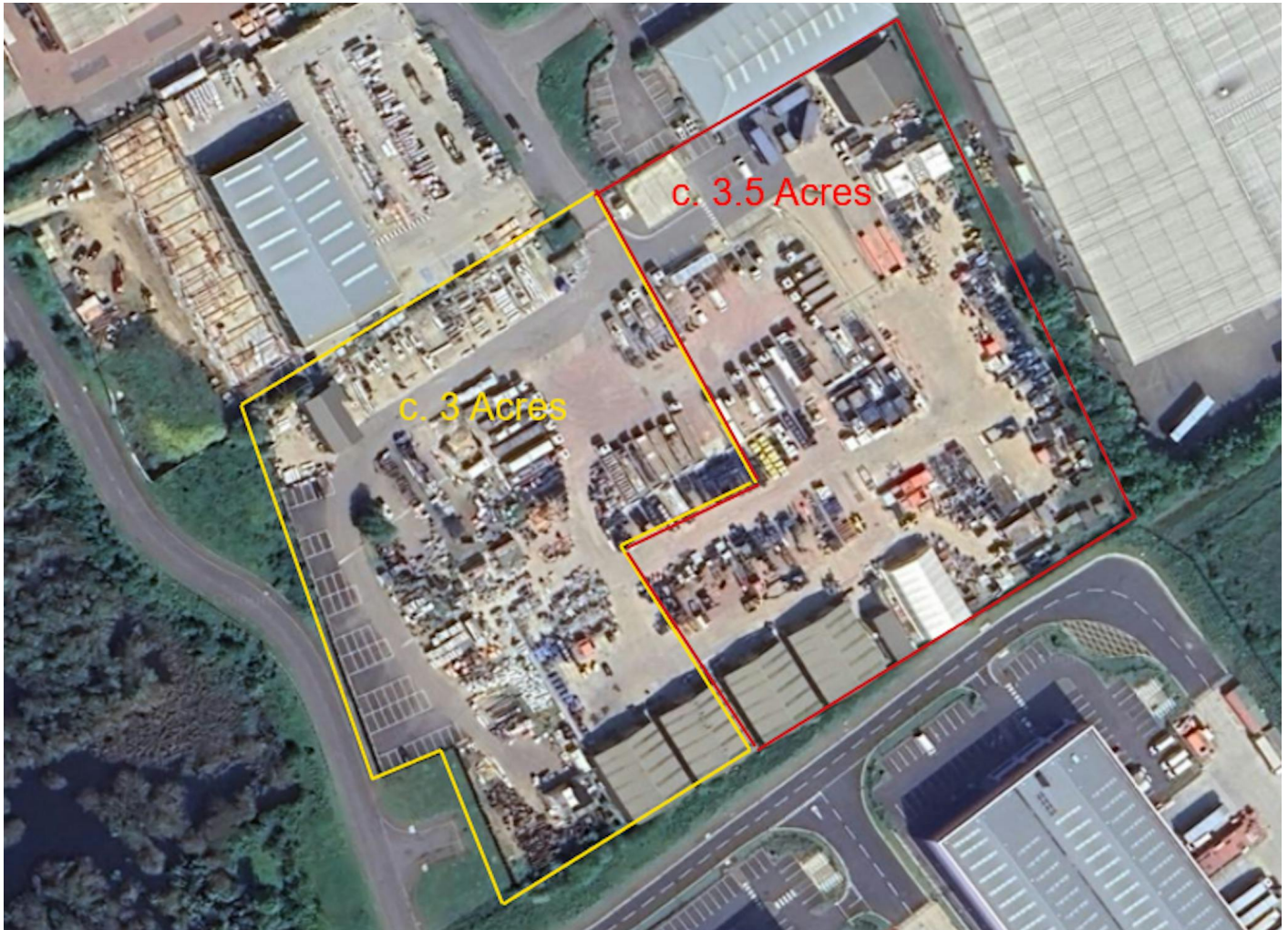


INDUSTRIAL OPEN STORAGE

Stratton Business Park, Montgomery Way, Biggleswade, SG18 8QB



Key Highlights

- 116,000 to 277,913 sq ft
- Secure yard with gatehouse and barrier
- Range of office space and high quality maintenance units
- 6.38 acres (2.53 hectares) of industrial open storage with a series of ancillary buildings.
- High quality concrete hard standing suitable for a range of open storage uses

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Description

- The site comprises a large depot premises providing open storage with ancillary accommodation.
- High quality concrete hard standing suitable for a range of open storage uses.
- The site is accessed from Montgomery Way via a gatehouse and vehicle barrier. The site is secured with a wire mesh fence on the perimeter and there are also secondary steel wing gates to secure the site outside of business hours.
- The site benefits from a range of high quality maintenance units.
- On the northern boundary by the entrance is the Main Office, a multi-storey office block.
- In the north east corner there is a three-level industrial style 'Small Tools' workshop providing office accommodation and storage. There is an open goods lift covering all floors. The eaves height is 8.82m and there are two roller shutter doors.
- On the southern boundary there is a Maintenance Building which is a stack of four storage containers.
- Directly next door to the Maintenance Building there is a terrace of four small warehouse / workshop units. Units 1 and 4 each have a large roller shutter door. Units 2 and 3 and two roller shutter doors each. All units have an eaves height of 5.2m.
- A further single storage container provides further basic office accommodation on the southern boundary.
- In the north west corner of the site there is a further industrial building (called the LCP building) with an eaves height of 5.58m and a single roller shutter door.
- All the buildings are located on the perimeter of the site, enabling the open storage to be very accessible and uninterrupted.

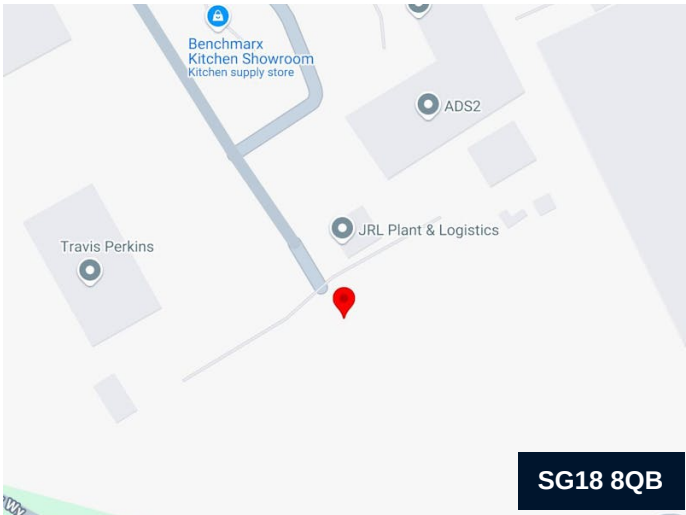
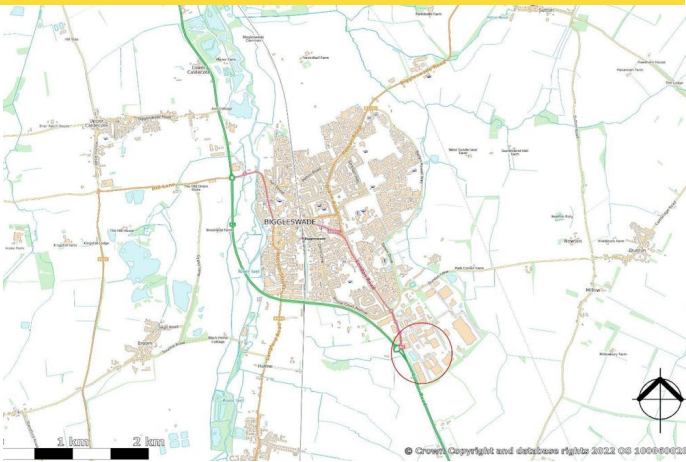
Location

- The site is located in Biggleswade in central Bedfordshire, situated on the southern edge of town on Stratton Business Park.
- The site is within 0.5 miles of an A1(M) motorway junction (Biggleswade South), which connects London with Edinburgh.
- Biggleswade railway station is situated approximately 1.4 miles northwest of the site.

Accommodation

In addition to the open storage, the site also accommodates the following units:

Name	sq ft	sq m	Availability
Building - Main Office - Ground	1,477	137.22	Available
Building - Main Office - First	1,477	137.22	Available
Building - Small Tools - Ground	2,629	244.24	Available
Building - Small Tools - First	2,629	244.24	Available
Building - Small Tools - Second	2,629	244.24	Available
Building - Maintenance Building - Ground	532	49.42	Available



Name	sq ft	sq m	Availability
Building - Maintenance Building - First	532	49.42	Available
Unit - 1	3,675	341.42	Available
Unit - 2	3,675	341.42	Available
Unit - 3	3,675	341.42	Available
Unit - 4	3,675	341.42	Available
Building - Storage Container	266	24.71	Available
Building - LCP Building	1,253	116.41	Available
Total	28,124	2,612.80	

Business Rates

N/A

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