

WAREHOUSE/WORKSHOP

TO LET



Unit 3 (A3), Vision Business Park, Upper Caldecote, Biggleswade, Bedfordshire
SG18 9GQ
811.158030



UNIT 3 (A3) VISION BUSINESS PARK

UPPER CALDECOTE, BIGGLESWADE, BEDFORDSHIRE, SG18 9GQ



Agreement

To Let



Detail

Warehouse/Workshop



Rent

£22,100 pa



Size

158 sq m (1,700 sq ft)



Location

Biggleswade, SG18 9GQ



Property ID

811.158030

For Viewing & All Other Enquiries Please Contact:



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Property

Vision Business Park is the third phase of the development comprising the Woodlands Business Park, and is a well established business location.

Unit 3 comprises a mid-terrace unit with a fully glazed pedestrian door leading to an office/reception area with a door through to the main warehouse. The warehouse benefits from an electric roller shutter loading door to the front elevation, power floated floor and an internal eaves height of approximately 7.5m. Located to the rear of the offices is a disabled WC facility and a connection point for a kitchenette. To the front of the property are allocated parking spaces including one disabled space.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor area.

Area	m ²	ft ²
Total GIA	158	1,700

Energy Performance Certificate

Rating: B (29).

A copy of the EPC is available on request.

Services

Mains electricity, water and drainage are understood to be connected to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings. No gas is available on site.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Central Bedfordshire Council
Description: Warehouse and Premises
Rateable value: £24,750
Period: 2026/2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let, by way of a new lease on terms to be agreed.

Rent

£22,100 per annum.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Service Charge

The property will be required to contribute to a wider estate charge. Further details available upon request.

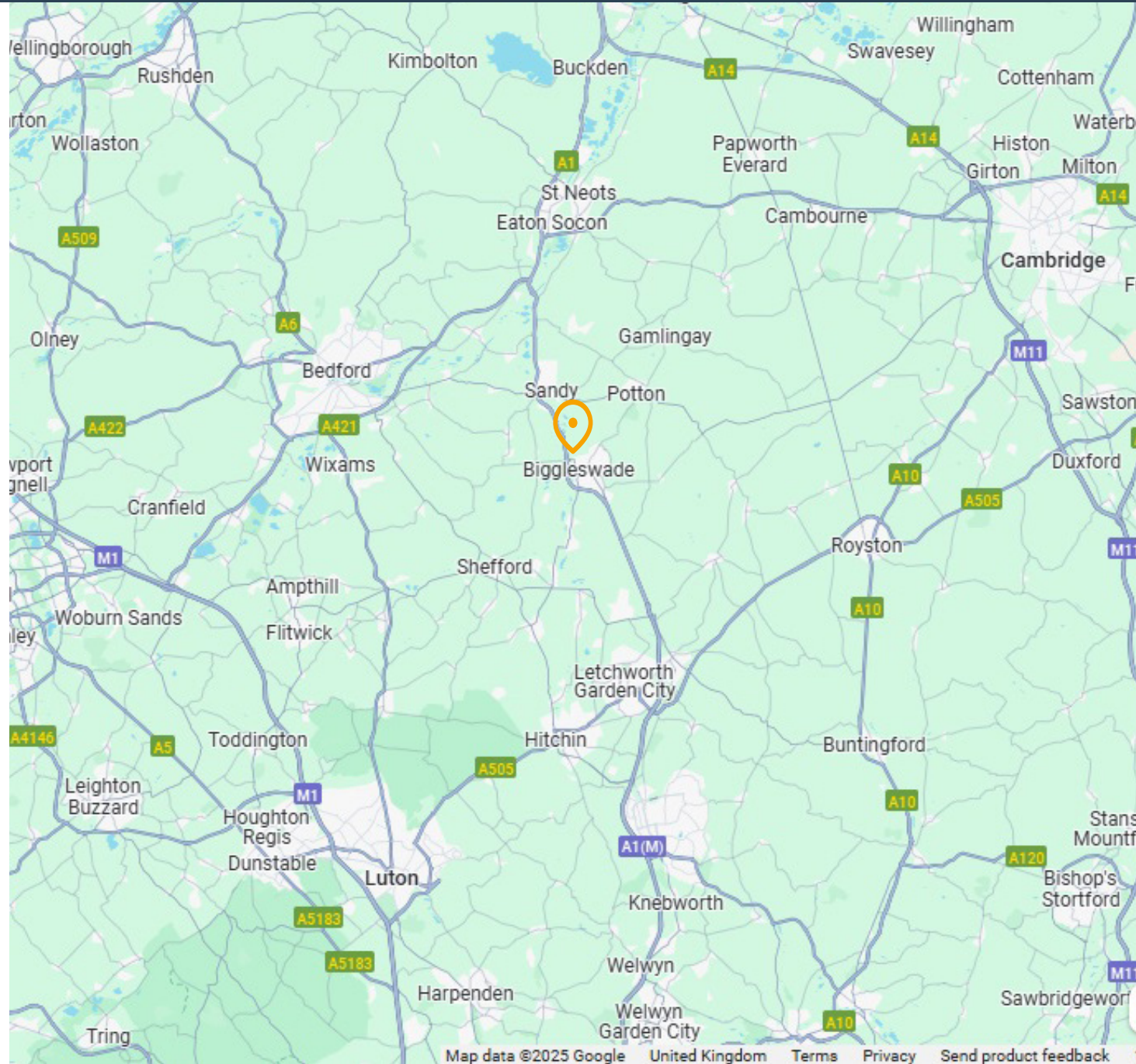
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

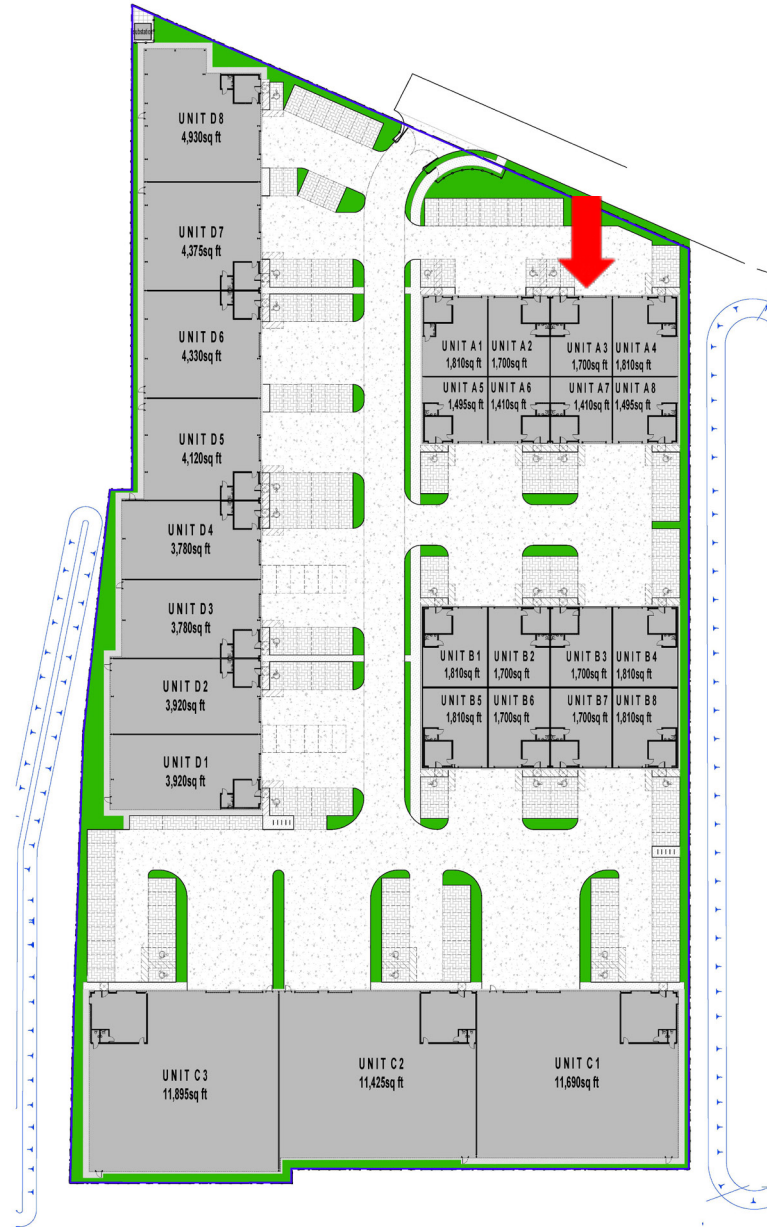
Location

Biggleswade is a substantial market town located adjacent to the A1, roughly 40 miles north of London. The town has a population of approximately 16,000 and excellent road communications via the A1. There are also excellent road connections via the east coast mainline railway with frequent services to London (St Pancras International). Other nearby centres include Stevenage, Cambridge, Bedford and Letchworth.

The Woodlands estate is a new development located adjacent to the northbound carriageway of the A1 at Biggleswade and as such benefits from excellent road communications via the A1 both north and south and also west to Bedford, Milton Keynes and the M1 via the A421.







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FO1	preliminary issue	25.01.2022
revision	note	date
client Barnack Estates		
project title Vision Park Biggleswade		
drawing title Overall Site Parking Plan		
drawing status Marketing		
scale	date	
NTS @ A1	January 2022	
project number	drawing number	revision
2648	MPO001	FO1