

FOR SALE/TO LET

4,105 - 8,537 Sq Ft

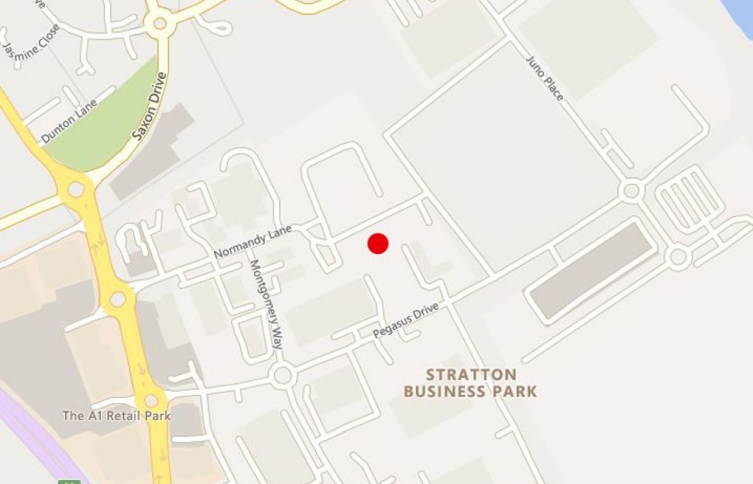
(381.35 - 793.09 Sq M)

- Two conjoined units capable of separation.
- Two insulated roller shutter doors.
- Large mezzanine across first floor accommodation.
- High quality first floor air conditioned office.
- Single and three phase power supply.



2-3 Pegasus Mews

Stratton Business Park, Biggleswade, SG18 8QA



LOCATION

- Stratton Business Park is conveniently located just 0.4 miles from the A1(M) at Biggleswade.
- The estate is located to the southern edge of the town.
- Biggleswade is located beside the A1M, 28.5 miles north of the M25.
- To the North, the A421 and Black Cat Roundabout are within 10.5 miles.
- St Neots 13.5 miles, Stevenage 13.8 miles, Watford 36 miles.

 what3words

///replayed.owner.closet

 Google Maps

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DESCRIPTION

- Stratton Business Park forms part of a development of eight modern industrial and warehouse units.
- Units 2 & 3 are constructed of steel portal frame with profiled steel cladding under a pitched profile steel roof.
- The units benefit from three phase power, gas supply, insulated roller shutter doors and an office on the first floor.
- Kitchen and WC facilities are located to the ground floor.
- Units are available individually or on a combined basis on both a freehold or leasehold basis.

TERMS

Freehold -- Unit 2 at offers around £575,000, Unit 3 at offers around £620,000 exclusive.
 Leasehold -- The units are also available by way of a new FRI lease for a term to be agreed, at a rent of £40,000 exclusive for Unit 2 and £41,500 for Unit 3. VAT is payable on any transaction.

ACCOMMODATION

Unit 2 Ground Floor	206.42 SQ M	2,222 SQ FT
Unit 2 First/Mezz	174.93 SQ M	1,883 SQ FT
Unit 3 Ground Floor	206.42 SQ M	2,222 SQ FT
Unit 3 First/Mezz	205.31 SQ M	2,210 SQ FT
Total	793.09 SQ M	8,537 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The Rateable Value is £55,000 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

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