

UNITS TO LET

14,126 - 28,252 ft²



UNDER
REFURBISHMENT



LARGE SECURE
YARD AREA



AVAILABLE
OCTOBER 2026



UNDER OFFER
UNIT 12

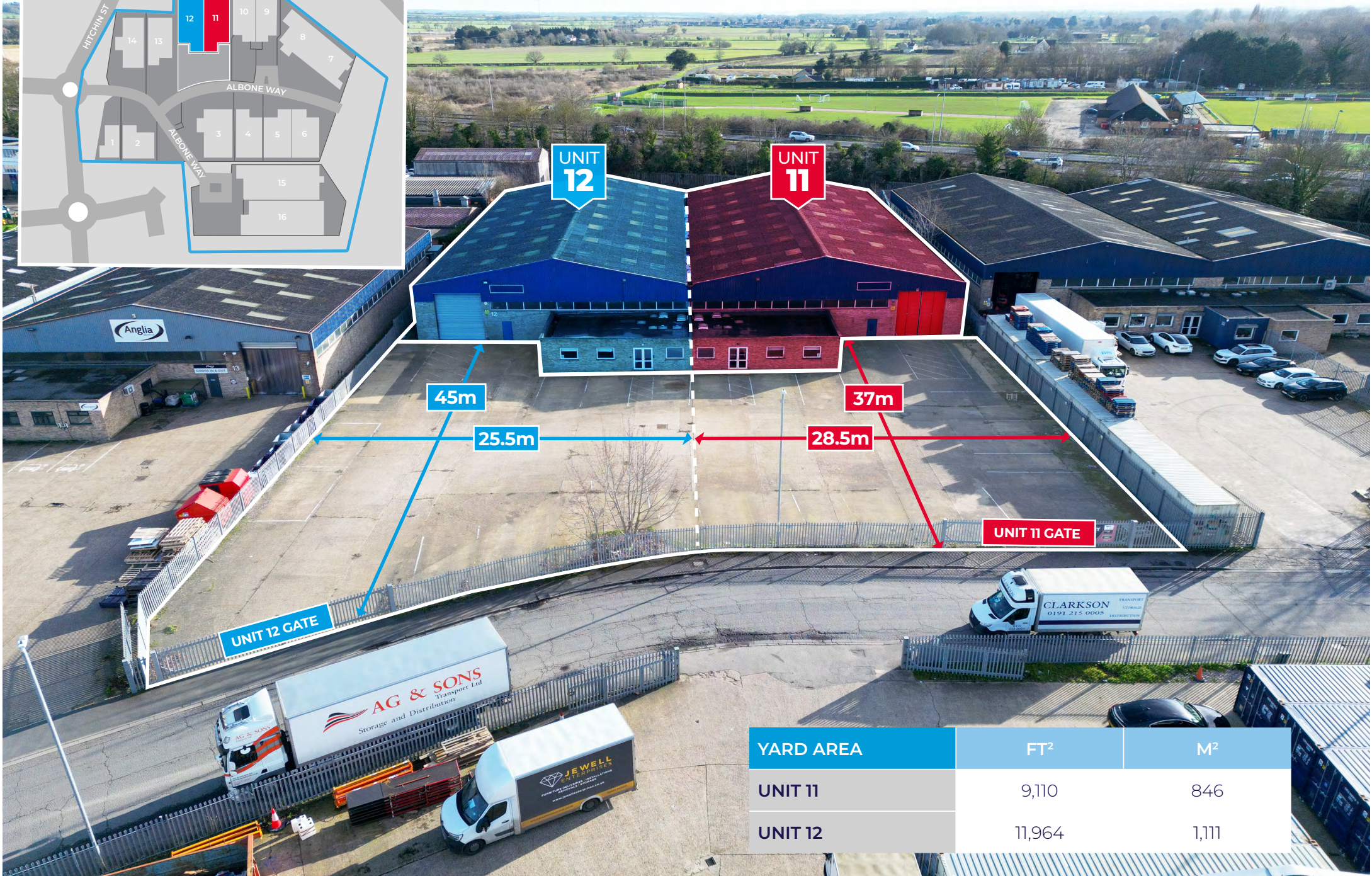
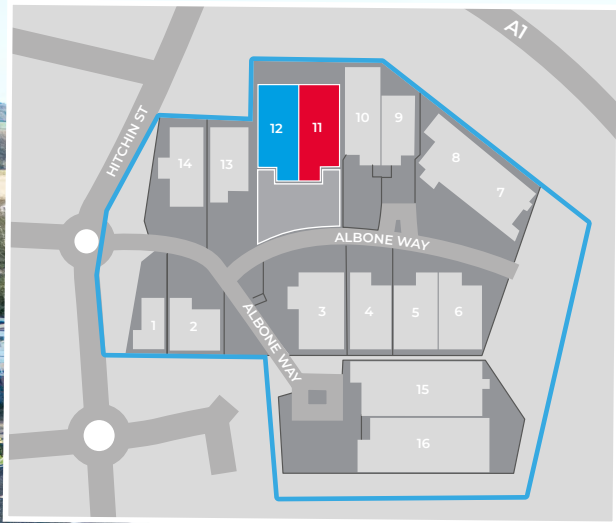
TO LET
UNIT 11

www.ipif.com/alboneway

INDUSTRIAL / WAREHOUSE UNITS TO LET

11 & 12 ALBONE WAY INDUSTRIAL ESTATE
ALBONE WAY, BIGGLESWADE, SG18 8BN

IPIF



YARD AREA	FT ²	M ²
UNIT 11	9,110	846
UNIT 12	11,964	1,111



LOCATION

Biggleswade is situated on the A1 midway between the towns of Stevenage (south) and Huntingdon (north), with its position providing excellent road communications to the M25 in the south as well as the M1/ M6 and east coast ports via the A14 to the north. Situated on the southern outskirts of the town, The units are just a short distance from the town centre and railway station. Travel time 43 minutes to Kings Cross mainline.

DESCRIPTION

The property is under refurbishment. It comprises two interconnecting units previously occupied as one unit with principally clear production/ warehouse space with attached offices, toilets and kitchen facilities. The fenced yard provides secure outside storage, parking and loading.

SPECIFICATION

- New roof
- LED lighting
- Three phase power
- Large secure yards
- New loading doors
- Office & kitchen areas each
- Eaves height approx. 4.75m
- EV charging point

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

The unit has a combined Rateable Value of £153,000 in the 2026 Rating List. This figure will be reassessed if the units are split. Transitional relief may be available

ENERGY PERFORMANCE RATING

The unit has a current EPC rating of C (72). A copy of the current EPC is available from the IPIF website. A new EPC will be available on completion of the refurbishment works.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 11	FT ²	M ²
Warehouse	13,040	1,211
Offices	1,086	101
TOTAL	14,126	1,312

UNIT 12	FT ²	M ²
Warehouse	13,040	1,211
Offices	1,086	101
TOTAL	14,126	1,312

11 & 12 COMBINED	28,252	2,624
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On behalf of the landlord



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