

# UNIT 9 TO LET

# 9,340 ft<sup>2</sup>



UNDER  
REFURBISHMENT



LARGE SECURE  
YARD AREA



NEW REPLACEMENT  
ROOF



2019 PHOTO



2019 PHOTO

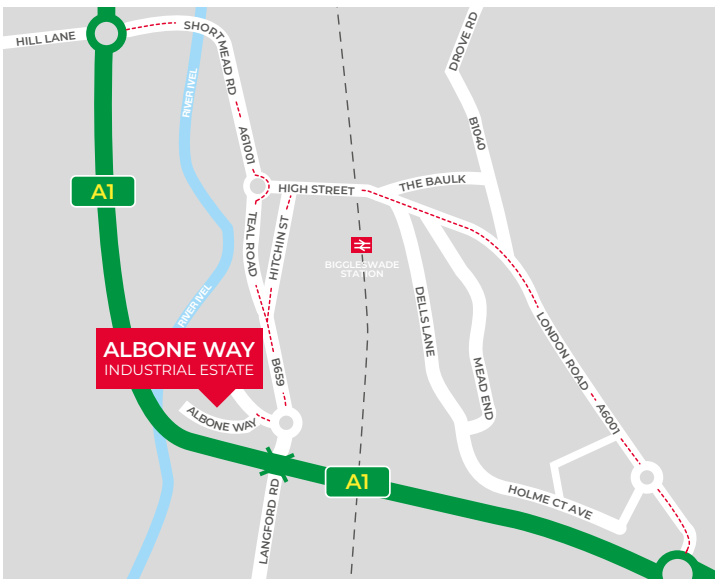
[www.ipif.com/alboneway](http://www.ipif.com/alboneway)

INDUSTRIAL / WAREHOUSE UNIT TO LET

## ALBONE WAY INDUSTRIAL ESTATE

ALBONE WAY, BIGGLESWADE, SG18 8BN

# IPIF



## 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 currently under refurbishment (ready in May 2026) and comprises principally clear production/warehouse space with attached offices, toilets and kitchen facilities. The fenced yard provides secure outside storage, parking and loading.

## SPECIFICATION

- Three phase power
- Large secure yard
- Roller shutter loading door
- Office area
- Kitchen area & WCs
- Eaves height approx. 4.75m
- New roof & LED lighting

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

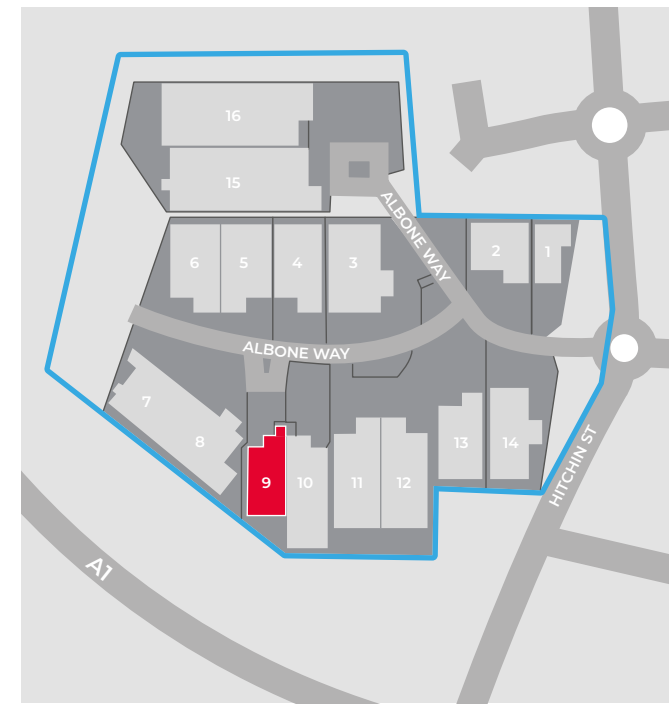
UNIT 9	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	8,272	768.5
Offices	1,068	99.2
<b>TOTAL</b>	<b>9,340</b>	<b>867.7</b>

## LEASE TERMS

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

## BUSINESS RATES

The unit has a Rateable Value of £54,000 in the Draft 2026 Rating List.



## 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.

## ENERGY PERFORMANCE RATING

The unit has a current EPC rating of D - 78. A copy of the current EPC is available from the IPIF website. A new EPC will be available on completion of the refurbishment works.

On behalf of the landlord

**IPIF**  
0800 804 8600  
www.ipif.com

Liz Dunsmore  
liz.dunsmore@ipif.co.uk

**BROWN & LEE**  
Property Consultants  
01438 316655 | brownandlee.com

Daniel Musgrove  
daniel.musgrove@brownandlee.com  
07966 144 131

Christie Bays  
christie.bays@brownandlee.com  
07436 031 722

**adroit**  
REAL ESTATE ADVISORS  
01462 417440  
adroitrealstate.co.uk

Dan Jackson  
djackson@adroitrealstate.co.uk  
07841 684 870