



LANCASTER WAY • BIGGLESWADE • SG18 8TQ



# High Quality Industrial/Logistics Unit 52,018 sq ft



Car park  
entrance

Lancaster Way

Yard entrance

to let





# Move-In Ready with a Premium Specification



10m clear internal height



34m secure yard



50 kN/sq m floor loading



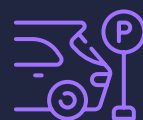
Comfort cooled offices



3 dock & 2 level access  
loading doors



277kVA power supply  
(potential to increase to 555 kVa)



51 car parking spaces



7,748 pallet spaces  
(based on VNA layout)



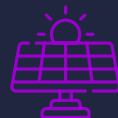
# Property with Purpose: ESG Driven



EPC - A+ (-9)



8 No 22kW EV charging points



320 kWp solar PV system,  
producing approx  
303,459 kWh per annum



LED lighting throughout



Air source heat pumps



Water efficient sanitaryware



Bug hotel



Secure cycle store



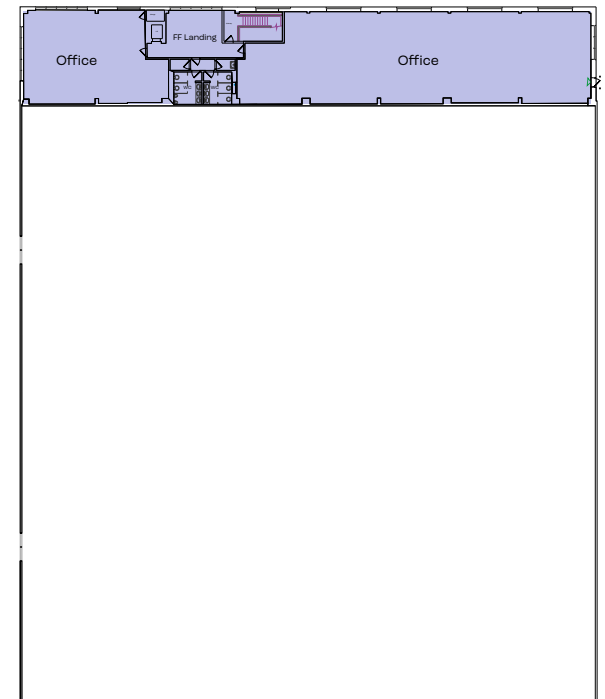
Cycle maintenance station



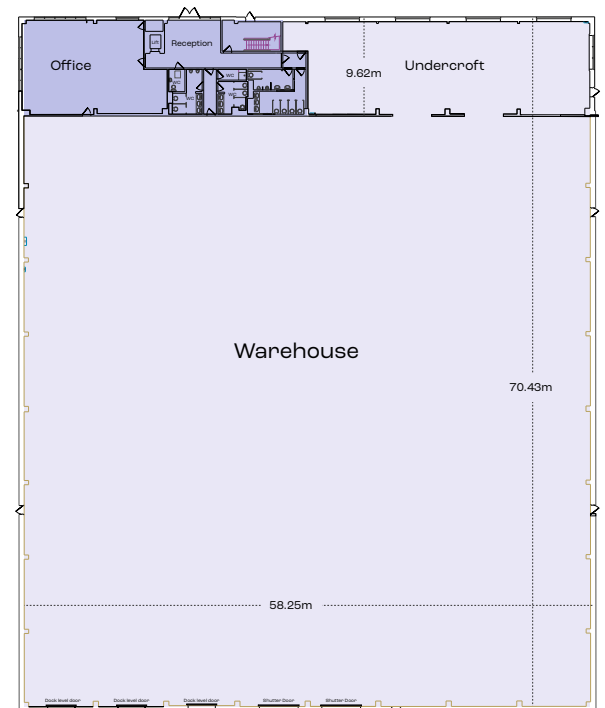


	sq ft	sq m
Warehouse & Ancillary	45,597	4,236.10
1st Floor Offices	6,421	596.53
<b>Total Gross External Area</b>	<b>52,018</b>	<b>4,832.63</b>

First Floor



Ground Floor



#### Address:

STACK Biggleswade, Lancaster Way,  
Stratton Business Park, Biggleswade, SG18 8TQ

#### What3Words:

///flame.loser.simmer

#### Nearby Occupiers:

LIEBHERR

JORDANS  
SINCE 1855

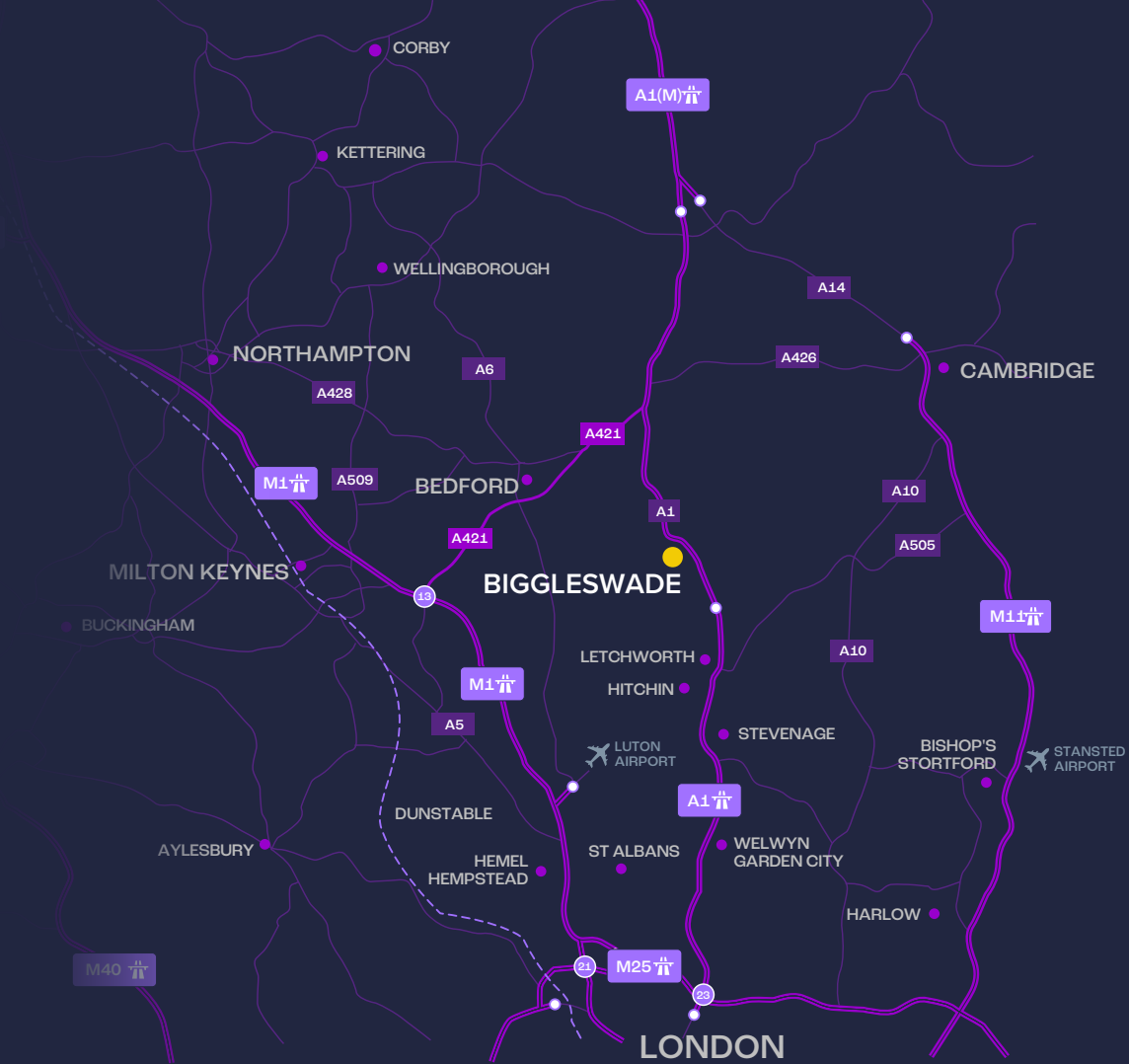
CO  
OP

SMITHS  
ADVANCED METALS

Bidfood

Warburtons  
Family Butchers

noatum logistics



Destination	Miles
A1	0.4
Biggleswade Train Station	1.8
A1/A14 Intersection	21
M1 Junction 13	25
M25 Junction 23	29



Destination	Miles
A1 Retail Park	0.5
Biggleswade Town Centre	1.7
Cambridge	21
Peterborough	42
London	43
Oxford	67



Destination	Miles
London Gateway	70
Felixstowe Port	96
Immingham & Grimsby	141
Southampton	119
Liverpool Port	183



Destination	Miles
Luton Airport	23
Stansted Airport	32
Heathrow Airport	53
London City Airport	57
Gatwick Airport	90



# Strategic location alongside the A1 on Stratton Business Park, Biggleswade



London - 43 miles

A1

stack

Travis Perkins

SMITHS  
ADVANCED METALS

halfords

pets  
at home

B&Q

A6001 London Rd

Lancaster Way

A1 Retail Park

Lidl

McDonald's

Occupiers on adjacent  
A1 Retail Park include:

NEXT	TKmaxx
M&S	Boots
H&M	RiverIsland

M1 (J13) - 25 miles

A1









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## VIEWINGS

Viewing strictly by prior appointment via the sole agents.



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