



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

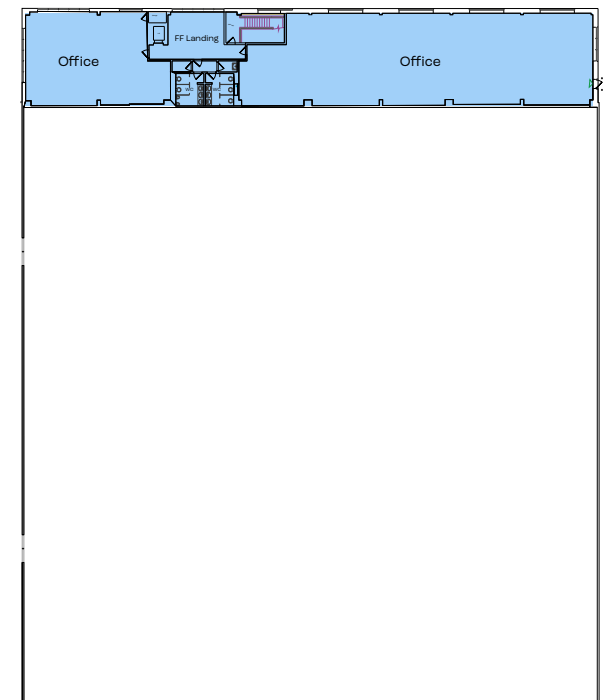


Cycle maintenance station

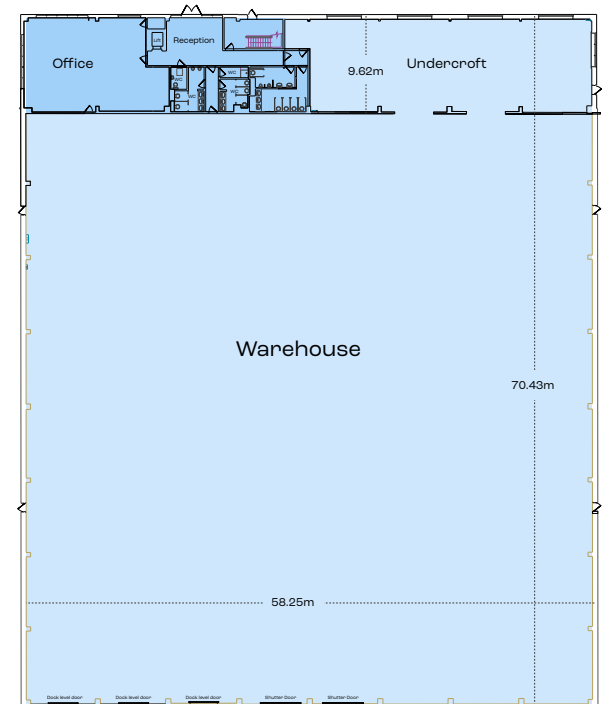


	sq ft	sq m
Warehouse & Ancillary	45,597	4,236.10
1st Floor Offices	6,421	596.53
Total Gross External Area	52,018	4,832.63

First Floor



Ground Floor



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

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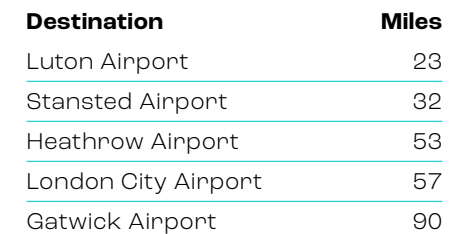
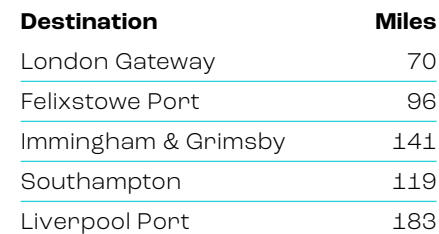
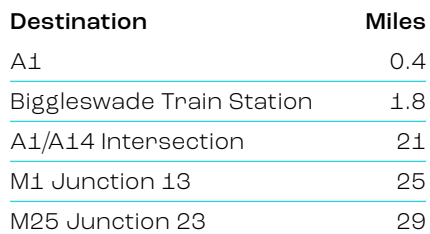
CO
OP

SMITHS
ADVANCED METALS

Bidfood

Warburtons
Family Butchers

noatum logistics



Strategic location alongside the A1 on Stratton Business Park, Biggleswade



London - 43 miles

A1

Travis Perkins

stack

halfords

pets
at home

B&Q

A6001 London Rd

M1 (J13) - 25 miles

A1

A1 Retail Park

Lidl

McDonald's

NEXT T.K. MAXX

M&S Boots

H&M River Island

Occupiers on adjacent
A1 Retail Park include:





TENURE

Available to let on a new lease, rent on application.

EPC

A+

SERVICE CHARGE

There is no service charge.

VIEWINGS

Viewing strictly by prior appointment via the joint sole agents.



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