



To Let / May Sell

24,881 sq. ft. Modern Industrial Unit

18 Vision Park, Preston Pl, Upper Caldecote, Biggleswade, SG18 9GQ

**AVISON
YOUNG**



24,881 Sq. Ft.



8M Eaves Height



Secure Site



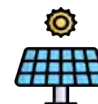
High quality office space



32 Parking Spaces



4 Level Loading Doors



PV Panels



Pallet racking

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Site Description

The property forms part of Barnack Developments Phase 3, Vision Park, which completed in 2022 and offers high quality warehouse space, with an excellent specification available including the following :-

- 8m eaves height
- 4 level access electric loading doors
- 32 car parking bays
- Space for up to 8 HGV trailer parking bays
- Fitted modern office space over Ground and 1st floor
- PV Panels on the roof
- LED Warehouse lighting & LED censored office lighting
- Kitchen and breakout areas
- WC facilities

Location

The property is situated directly off the A1 in North Biggleswade, providing an excellent location for logistics operators. The site is in close proximity to Biggleswade town centre with the train station being a 6-minute drive / 30-minute walk and just over 2 miles. The trainline is on the East Coast Main Line with access into London Kings Cross in usually 48 minutes.

The site benefits from the following connections via road :-

- | | |
|---|----------|
| <input type="checkbox"/> Central London | 46 miles |
| <input type="checkbox"/> Stevenage | 15 Miles |
| <input type="checkbox"/> Bedford | 11 miles |
| <input type="checkbox"/> Welwyn Garden City | 23 miles |

Quoting Terms

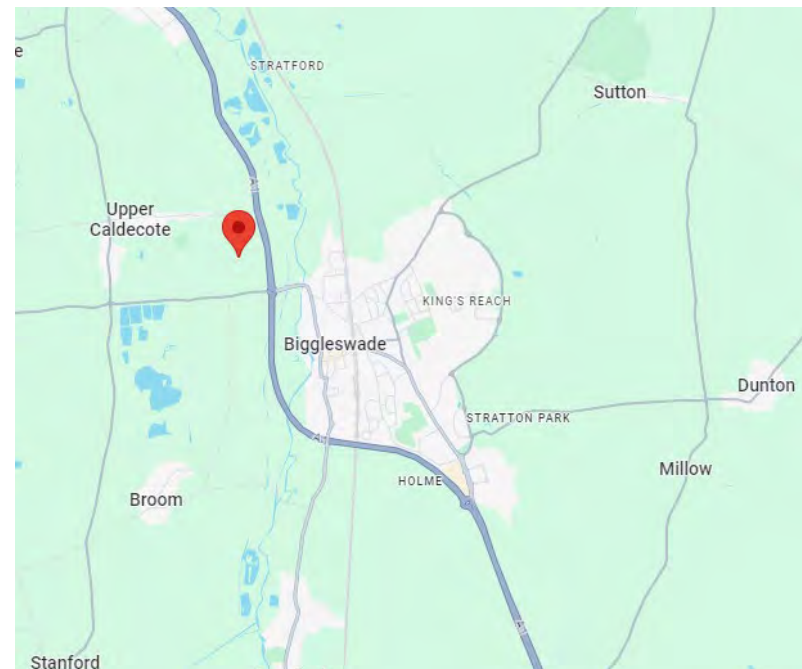
Available on application to the marketing agents.

Use

Use Class Former B1(c), B2 & B8 use class.

VAT

VAT will be charged at the standard rate.



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Get more information

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