

UNIT TO LET

9,340 ft² (868 m²)



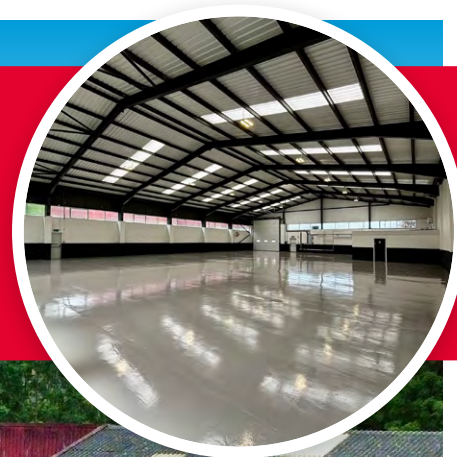
FULLY
REFURBISHED



LARGE SECURE
YARD AREA



NEW
REPLACEMENT
ROOF



www.ipif.com/alboneway

INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 9 ALBONE WAY INDUSTRIAL ESTATE
ALBONE WAY, BIGGLESWADE, SG18 8BN

IPIF



28 m

20 m



UNIT 9	FT ²	M ²
Secure yard	5,155	478.9



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 unit is just a short distance from the town centre and railway station. Travel time 43 minutes to Kings Cross mainline.

DESCRIPTION

The property has been refurbished and is immediately available. It comprises 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 yard
- New loading door
- Office and kitchen areas
- Eaves height approx. 4.75m
- Electric vehicle charging point

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 2026 Rating List. Transitional relief may be available. For verification of the current business rates, interested parties are advised to contact the local authority.

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.

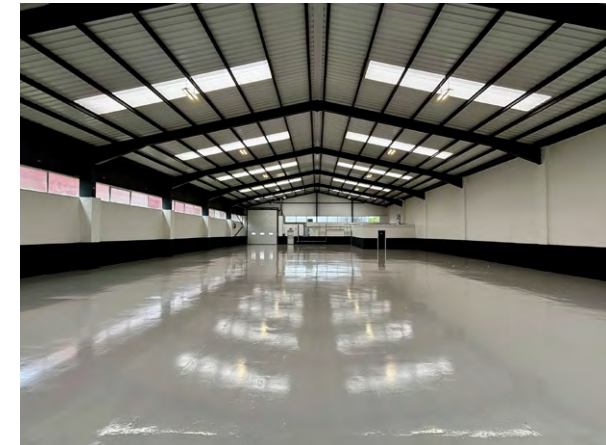
VAT

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 9	FT ²	M ²
Warehouse	8,272	768.5
Offices	1,068	99.2
TOTAL	14,495	1,346.6



On behalf of the landlord



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