



EldonWay

BIGGLESWADE | BEDFORDSHIRE | SG18 8NH



TO LET NEWLY REFURBISHED MODERN INDUSTRIAL UNITS

FROM **5,532 - 11,780 sq ft**

Eldon Way

A1 ACCESS
1.5 miles



BIGGLESWADE
TRAIN STATION
0.7 miles

TOWN CENTRE
0.7 miles

Unit 2

Unit 5

Units 23 & 24

A1

Well located

Units 2 & 5

Units 2 and 5 have recently been re-roofed and benefit from new motorised roller shutter doors, LED lighting throughout, 5m eaves height within the main warehouse areas, refurbished first floor offices, excellent natural light within the warehouses, three-phase power supplies, capped mains gas supplies, forecourt parking and EV charging within a gated industrial estate. The units are offered on new leases.



Newly Refurbished

Eldon Way

Unit 2

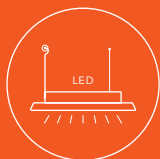
6,013 sq ft / 558.63 sq ft



Immediately
available



5m clear
internal height



LED lighting
throughout



New roof and
windows



Electronically
operated roller
shutter door



EV charging
points



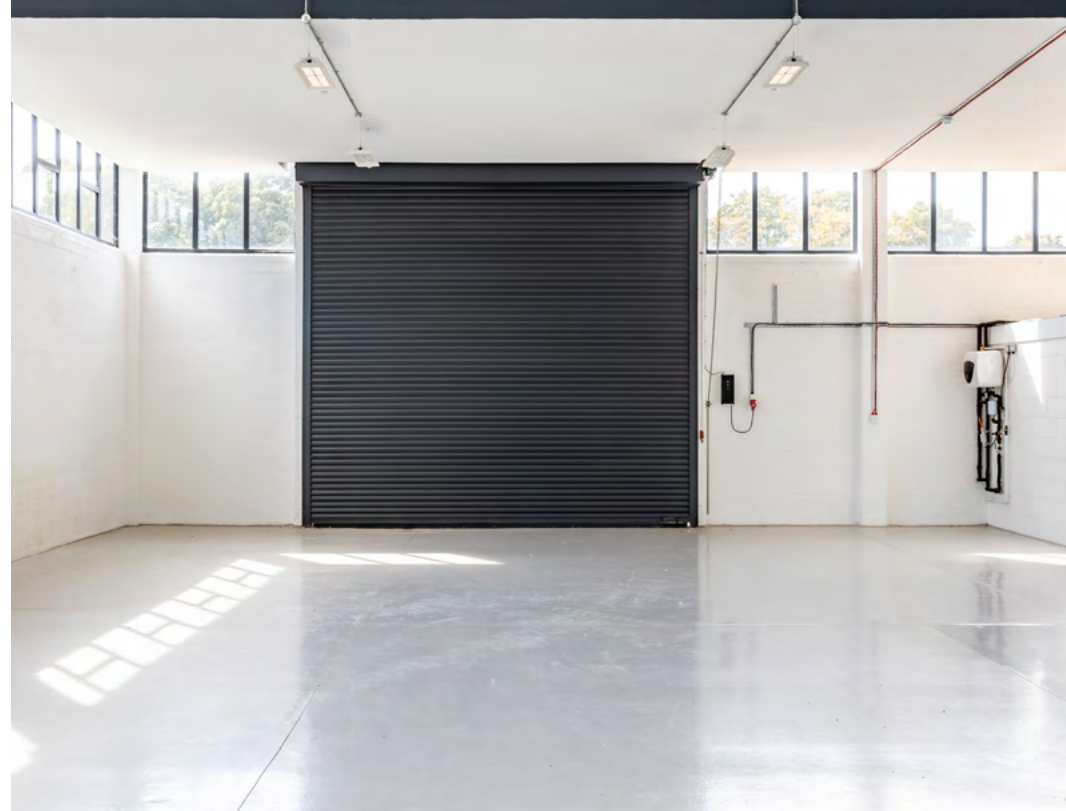
EPC B



First floor
offices



Three phase power
(69kVA) and gas
capped



Eldon Way

Unit 5

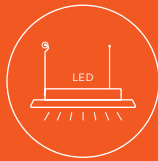
5,532 sq ft / 514 sq ft



Immediately
available



5.4m clear
internal height



LED lighting
throughout



New roof and
windows



Electronically
operated roller
shutter door



Three phase power
(69kVA)



EPC B



First floor
offices



Unit 23 & 24

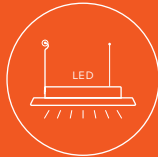
11,780 sq ft / 1,094 sq ft



Under
refurbishment
(Available July
2026)



5m eaves height



LED lighting
throughout



New roof and
windows



Two electronically
operated roller
shutter doors



Targeting EPC B



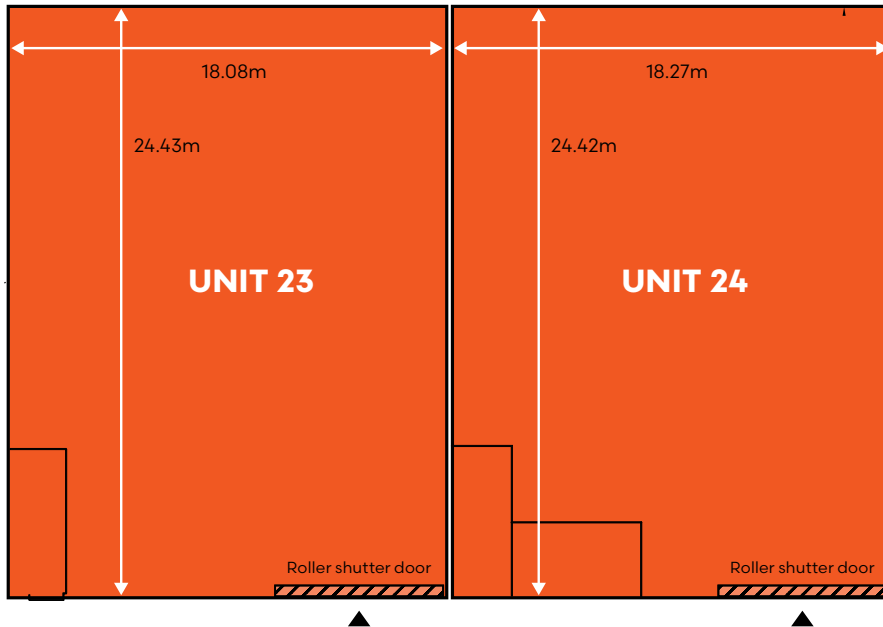
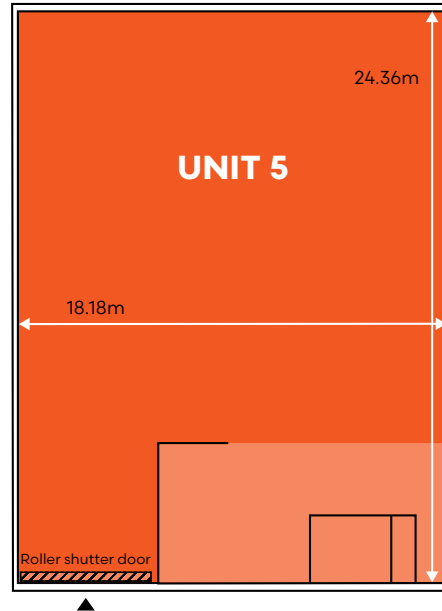
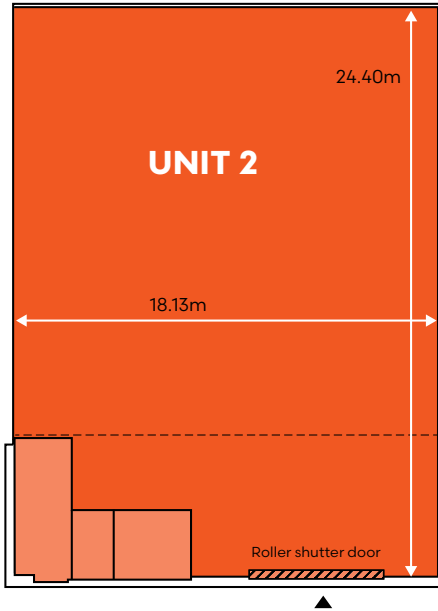
2 x 69kVa
(scope to increase
to 1 x 200kVa)



Capped gas



Ground Floor Plans



The Estate



Significant
landlord
investment



Gated estate road
with CCTV



2 large communal
car parks



Opportunity to
expand on estate



Well managed and
presented estate



Close to
amenities



Eldon Way

Biggleswade

Biggleswade continues to see significant investment and development.

In recent years businesses such as Co-Op and Warburtons have located their distribution facilities in Biggleswade for its **excellent connectivity, availability of labour and attractive rental price-point** compared to surrounding locations.

In 2019 Central Bedfordshire Council were awarded **£70m** to support the delivery of **3,000 new homes**.

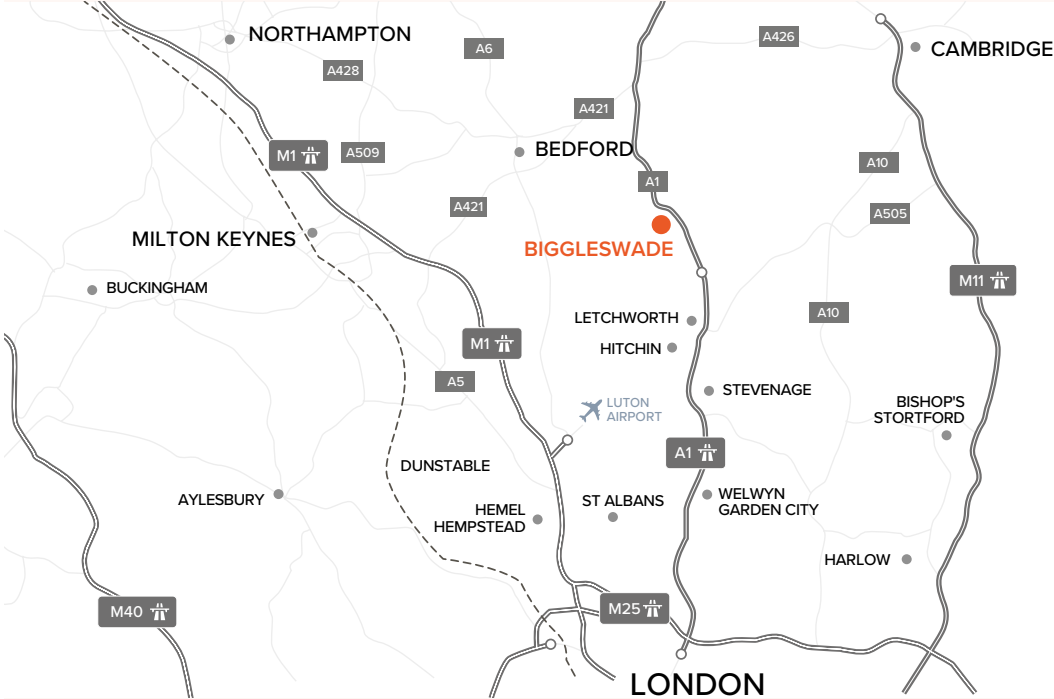
Estate Location

Eldon Way is one of the principle industrial estates within Biggleswade less than 1.5 miles from the A1.

It is within walking distance of the train station and the numerous shops, cafes, banks, bars, recruitment agencies and post office on the High Street.

Additional amenity, supermarkets and food is accessed enroute to the A1 junctions and at the nearby A1 Retail Park.

Biggleswade Train Station provides links to Peterborough (33 mins) and London St Pancras (45 mins).



LOCAL AMENITIES INCLUDE:

Sainsbury's



GREGGS

M&S



wetherspoon



Roads

	Miles	Time*
A1	1.5	5 mins
M1 (J12)	17	29 mins
A1/A14 Intersection	19	29 mins
M25	31	31 mins

Towns

	Miles	Time*
Letchworth	10	24 mins
Hitchin	10	24 mins
Bedford	12	30 mins
Stevenage	16	26 mins
Cambridge	21	43 mins
Welwyn Garden City	23	32 mins

*Estimated Time

Tenure

Available on a New Lease basis only.
Please contact the agents for quoting terms.

EPC

Unit 2: B
Unit 5: B
Units 23 & 24: Targeting B

Availability

Units 2 and 5 are immediately available.
Units 23 & 24 are due to be available in June 2026.

Rent

£12.00 per sq ft.

Service Charge

The 2026 service charge is £0.60 per sq ft, and the 2026 insurance contribution is £0.45 per sq ft.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Unit 2: Being reassessed
Unit 5: Rates payable for 2026/2027 - £14,203
Units 23 & 24: Rates payable for 2026/2027 - £19,440

Viewings

Viewing strictly by prior appointment via the joint sole agents.

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