

# Unit 18/19 Vision Park, Preston Place

Upper Caldecote, Biggleswade, SG18 9GQ

**adroit**  
REAL ESTATE ADVISORS

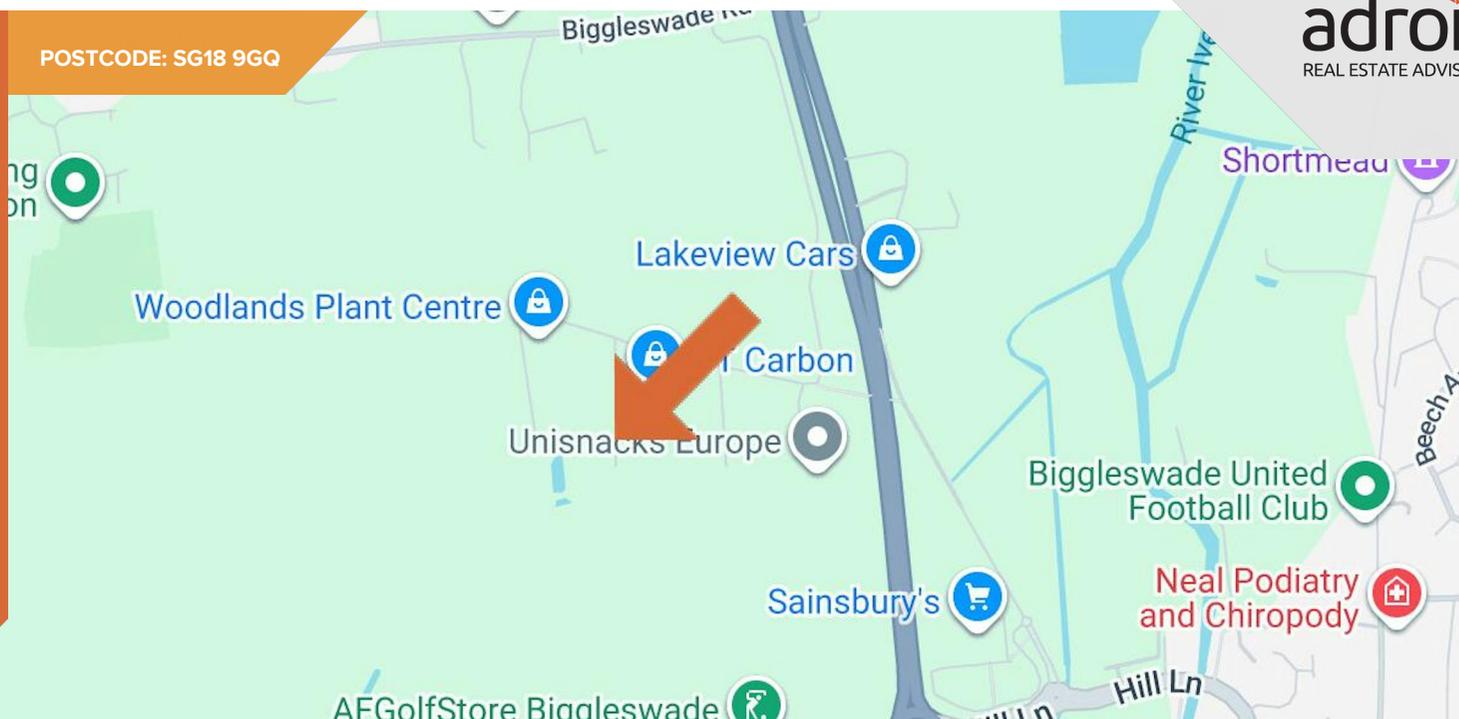


**TO LET**

**25,194 sq ft** (2,340.60 sq m)

POSTCODE: SG18 9GQ

- Built in 2022
- 8m eaves height
- 4 level access doors
- Up to 8 HGV parking spaces and 30 car spaces
- Good quality office space
- LED warehouse & office lighting
- Pallet racking circa 1,800 spaces (available by separate negotiation)
- Solar PV panels on the roof



## Description

Vision Park forms part of Woodland Industrial Estate, developed by Barnack Developments in three phases and completed in 2022. Unit 18/19 comprises a pair of adjoining, interlinking terraced units operated as a single facility and fully racked offering circa 1,800 pallet spaces (racking available by separate negotiation).

The unit offers a good quality, modern specification with fully fitted ground and first floor offices, kitchens, break out areas and WC's.

## Location

Vision Park is located directly off the A1, just north of Biggleswade, in close proximity to Biggleswade town centre, the railway station (which offers fast and frequent service to London Kings Cross) and the A1 Retail Park. The location benefits the following road connections:

Letchworth - 12 miles

Stevenage - 17 miles

Welwyn Garden City - 24 miles

Central London - 46 miles

## Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	23,218	2,157.02
1st - Unit 18 Offices	312	28.99
1st - Unit 19 Offices	1,664	154.59
<b>Total</b>	<b>25,194</b>	<b>2,340.60</b>



## Tenure

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

## EPC

A (18)

## Availability

Available Immediately

## Rent

£12.95 per sq ft

## Service Charge

£1,961 per annum budget figure for the year ending September 2026

## Legal Costs

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

## Business Rates

Rateable Value of £162,000  
2026 valuation, transitional relief may apply

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



**Lloyd Spencer**

T: 01582 320009  
M: 07768 480937  
lspencer@adroitrealestate.co.uk



**Dan Jackson**

M: 07841 684870  
djackson@adroitrealestate.co.uk

**adroit**  
REAL ESTATE ADVISORS

adroitrealestate.co.uk

[www.adroitrealestate.co.uk](http://www.adroitrealestate.co.uk)

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 25/02/2026