

# Industrial/Warehouse/Trade Units

5,896 SQ FT (547.7 SQ M)

Colliers

TO LET

## 3 Eldon Way Industrial Estate

Eldon Way, Biggleswade, SG18 8NH

- Newly refurbished
- 3 phase power to each unit
- Electrically operated roller shutter loading doors
- Refurbished first floor Office Space
- WC facilities
- Forecourt loading and parking
- Estate car park
- Max height 5.46m
- 1 Level Access door
- Highly Prominent



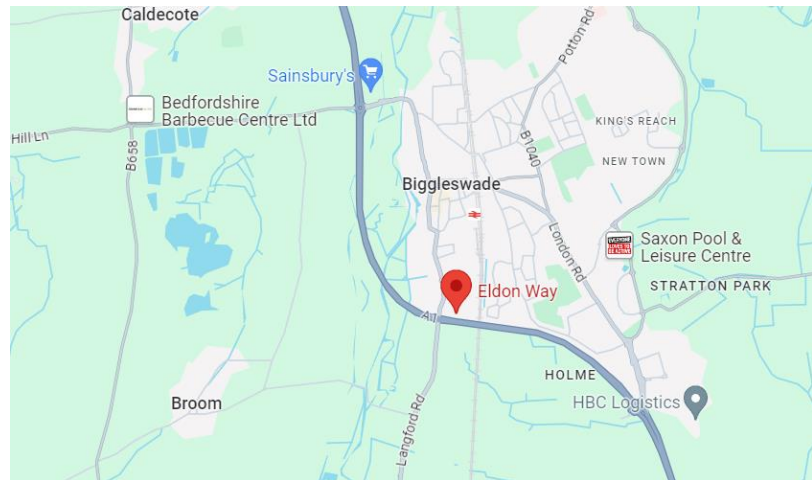
### Contact Us

Max Russell  
07732 405 799  
max.russell@colliers.com

[Colliers.com/uk/industrial](https://colliers.com/uk/industrial)

Tim Harding  
07860 180328  
tim.harding@colliers.com

Recently Refurbished



## Location

The town of Biggleswade is located on the A1(M) midway between Stevenage to the south and Huntingdon to the north. Its position provides excellent road communications to the M25 (south), M1/M6 and east coast ports via the A14 (north). There is a population of around 38,000 within a 6-mile radius of the town centre with substantial catchment within 20 miles including Stevenage, Letchworth, Bedford and Huntingdon.

There is a long-term programme to improve the quality of the estate.

## Description

The unit provide warehouse / production accommodation at ground floor with offices at first floor. Loading is via electric roller shutter loading doors.

There is forecourt loading and parking in front of the unit and further parking provided on an estate car park. The units are in a prominent position on the estate.



## Terms

Available on a new lease on terms to be agreed.

## Business Rates

Available on request.

## Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and other costs quoted exclusive of VAT.



## Areas (GIA)

Unit 3	SQ FT	SQ M
Warehouse	4,766	442
First Floor	1,130	105
<b>TOTAL GIA</b>	<b>5,896</b>	<b>547.7</b>



**Max Russell**

Mobile: 07732 405799

Email: [Max.Russell@colliers.com](mailto:Max.Russell@colliers.com)

**Tim Harding**

Mobile: 07860 180328

Email: [tim.harding@colliers.com](mailto:tim.harding@colliers.com)

### Disclaimer

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### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.