

BAYSTRAIT HOUSE

15 Station Road
Biggleswade
Bedfordshire
SG18 8AL



TO LET.

**OFFICE SUITES AVAILABLE AT MODERN OFFICE BUILDING WITH
CAR PARKING ADJACENT TO RAILWAY STATION**

390 SQ FT – 2,400 SQ FT
(36.2 SQ M – 222.9 SQ M)



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Location

Biggleswade is a growing market town with two accesses to the A1 and lies approximately 45 miles north of London, 11 miles southeast of Bedford and 17 miles southwest of Cambridge.

The town enjoys excellent road communications and is situated midway between Stevenage to the south and Huntingdon to the north, this excellent communications via the A1 connect to the M25 in the south and the A14 in the north.

The town is served by the east coast mainline railway with London King's Cross (45 minutes) and Peterborough (35 minutes) to the north.

Luton airport is within 35 minutes' drive whilst Stansted airport is approximately 55 minutes' drive.

Description

The property comprises of three storey purpose built office block immediately adjacent to the station and 5 minutes' walk from the town centre.

Car parking is available onsite together with restricted off street parking immediately outside the property.

Accommodation

The building provides office accommodation arranged over various floors with shared WC and kitchen facilities.

The following suites are available

Ground Floor - Suite 1	2,400 sq ft	222.9 sq m
First Floor – Suite 5	750 sq ft	69.6 sq m
Second Floor – Suite 9	900 sq ft	83.6 sq m
Second Floor – Suite 10	1,326 sq ft	123 sq m
Second Floor – Suite 11	390 sq ft	36.2 sq m

Features

- Adjacent to railway station
- 5 minutes' walk from town centre
- Onsite car parking
- Additional off street restricted car parking
- Suspended ceiling with integral lighting
- Carpeted throughout
- Electric heating
- Air conditioning
- Partitioned offices within each suite
- Shared WC facilities
- Shared kitchen facility

Tenure

The suites are available on new full repairing leases with the tenant directly responsible for all internal demised areas and responsible under the service charge for the cost of all other repairs.

There will be a landlord's 6 month break option which will be for redevelopment purposes only.

Rental

Suite 1 - £30,000 per annum, exclusive
Suite 5 - £10,500 per annum, exclusive
Suite 9 - £12,600 per annum, exclusive
Suite 10 - £18,600 per annum, exclusive
Suite 11 - £5,500 per annum, exclusive

Security Provisions

The leases are to exclude the renewal provisions afforded by the Landlord and Tenant Act 1954 Part II (as amended).

Service Charge

There is an annual service charge to cover repairs to the building.

Electricity

Each suite is separately metered for electricity and the tenants will be responsible for the payment of electricity used within the demised area.

Rates

Office suites to be separately assessed. The charging Authority is Central Bedfordshire Council.

The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

