

Bridge House  
121 Shortmead Street  
Biggleswade  
Beds  
SG18 0BB  
Tel: 01767 312131 Fax: 01767 600277  
Website: [www.cliftonsproperty.com](http://www.cliftonsproperty.com)

Oakpark Business Centre  
Alington Road  
St Neots  
Cambridge  
PE19 6WA  
Tel: 01480 212607  
Email: [info@cliftonsproperty.com](mailto:info@cliftonsproperty.com)



Property Consultants: Commercial Agency:  
Professional: Surveying Services

## TO LET MODERN OPEN PLAN OFFICES

**Stratton Business Park  
Lancaster Way  
Biggleswade SG18 8TQ**



- **Available immediately**
- **Additional space available**
- **On site parking**
- **New lease terms**

Cliftons for themselves and for the vendors or lessors of the property whose agents they are give notice that: i. These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. ii. Cliftons cannot guarantee the accuracy of any description, dimensions or references to condition, necessary permissions for use on occupancy and other details contained therein. Prospective purchasers or tenants should not rely on them as statement of fact and must satisfy themselves as to their accuracy. iii. No employee of Cliftons has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. iv. Rents quoted in these particulars may be subject to VAT in addition. v. Cliftons will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE  
A list of directors and chartered surveyors is available from the registered office.  
Company Registration No. 3445835

**Stratton Business Park, Lancaster Way, Biggleswade SG18 8TQ**

**LOCATION**

The premises are located on the Stratton Park industrial estate, which is to the south-east side of the town, reached from Dunton Road. The premises are close and convenient to the A1 trunk road and hence have easy access both north and south.

There is a population of around 37,500 within a 10km (6.21 miles) radius of the town centre and a substantial catchment area within 20 minutes travelling time including Stevenage, Letchworth, Bedford and Huntingdon. Biggleswade is situated midway between Stevenage in the south and Huntingdon to the north, its excellent communications via the A1 connect easily to the M25 or to the A14 in the north.

**DESCRIPTION**



The offices are within the main Printforce building with an open entrance reception approach to the first floor space, with stairway and lift access. The open plan offices have a kitchen facility and toilet at first floor level.

There is the potential for a further 1200sq ft (111.75sq.m).

**ACCOMODATION**

**First Floor**

Office	3428sq ft	318sq m
--------	-----------	---------



**Stratton Business Park, Lancaster Way, Biggleswade SG18 8TQ**

**OUTSIDE**

Parking space by arrangement

**SERVICES**

All mains “services” with air conditioning and IT connectivity.

**TENURE**

A lease term to be agreed by negotiation.

**RENT** £15.00 per square foot

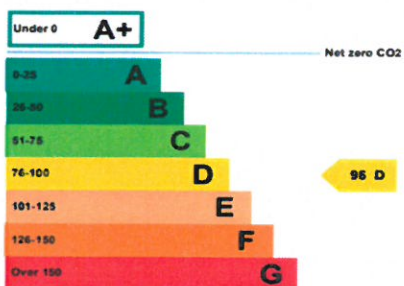
**LEGAL COSTS**

Each party to bear their own legal costs.

**EPC**

**Energy rating and score**

This property's current energy rating is D.



**POSSESSION**

Upon completion of legal documentation.

**VIEWING**

Further information: Cliftons 01767 312131 or 600111.

**Stratton Business Park, Lancaster Way, Biggleswade SG18 8TQ**



**Stratton Business Park, Lancaster Way, Biggleswade SG18 8TQ**



**Extra office potential :**

