

Bridge House
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OFFICE/RETAIL PREMISES TO LET

**6 Britten Place
Sullivan Court
Biggleswade
Bedfordshire SG18 8RE**



Area 427sq.ft – 39.66m²

- **Modern Corner Unit**
- **Early Occupation**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

6 Britten Place, Sullivan Court, Biggleswade, Beds.

LOCATION

Biggleswade is an attractive, historic and expanding market town situated just off the A1, 50 miles and from London, 11 miles south-east of Bedford and 17 miles south-west of Cambridge. Rail services to London Kings Cross are available from Biggleswade Station.

The office/retail premises is located in the Central Square area of the Kings Reach development, which is a major new residential expansion of new homes to the east of Biggleswade.

DESCRIPTION

A modern commercial unit with return frontage.

ACCOMMODATION

Main open space	387sq. ft	35.95sq m ²
Kitchen	40sq.ft	3.72m ²
Toilet		
The unit has 2 parking spaces		

SERVICES

Mains electricity, water and drainage are connected. No tests have been carried out.

RATES

The rateable value is £8,100 as from 2023.

RENT

£8,500 per annum

POSSESSION

Upon legal completion of documentation and arrangement with the outgoing tenant.

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TENURE

The property will be let on an effective full repairing and insuring lease for a term to be agreed. A 6-year term is expected.

PLANNING

Further enquiries should be made of the local planning authority at Central Bedfordshire Council on Tel: 08452 304040.

VAT

Rent quoted is exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to cover their own legal costs.

EPC

The property has a current Energy Performance Certificate [EPC] with a rating at C which is valid until January 2028.

VIEWING

Viewings are to be strictly by appointment with Cliftons 01767 312131.

