

**GROUND FLOOR WORKSPACE TO LET**  
**35a Saffron Road**  
**Biggleswade**  
**Beds SG18 8DJ**



**Floor area 743sq ft (69.02m<sup>2</sup>)**

- **Suitable for a variety of uses**
- **Available immediately**
- **Flexible lease term**

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Company Registration No. 3445835

**35a Saffron Road, Biggleswade, Bedfordshire SG18 8DJ**

**LOCATION**

The premises occupy a convenient position close to the mainline railway station which is just to the south of the Market Square.

Biggleswade has a population of about 24,000 which more than doubles within a six-mile radius. The excellent communications include the A1, which bypasses the town to the west. Towns such as Stevenage, Letchworth, Bedford and Huntingdon are all only about 20 minutes distance.

**DESCRIPTION**

Clear open space well lit suitable for office workspace or variety of uses.

**ACCOMMODATION**

Single room                      743sq ft (69.02m<sup>2</sup>)



**SERVICES**

Mains electricity and water are available. The heating is by electric convectors. The toilets are shared facilities.

**RATES**

Rateable value from April 2026 £5,300. A claim for SBRV should be available.

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**TENURE**

Initial 12-month term for flexibility.

**RENT**

£650 per month.

**SERVICE CHARGE**

A monthly charge to cover utility outgoings is levied.

**VAT**

All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

**POSSESSION**

Early possession available, subject to arrangement between the parties.

**VIEWING**

Further information: Cliftons 01767 312131 or 600111.

