

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftons-cp.com
Email: info@cliftons-cp.com



GROUND FLOOR WORKSPACE TO LET

**35a Saffron Road
Biggleswade
Beds SG18 8DJ**



Floor area 743sq ft (69.02m²)

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

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

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.

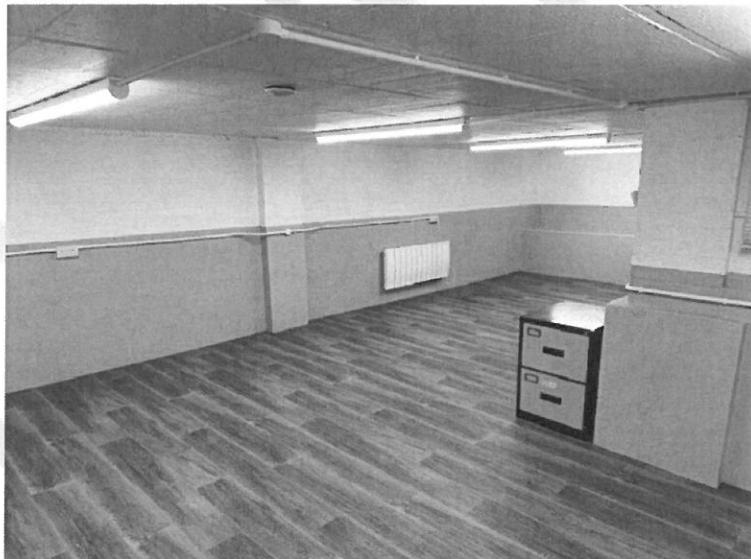
Biggleswade has a population of about 24,000 which more than doubles within a six-mile radius. The excellent communications include the A1, which bypasses the town to the west. Towns such as Stevenage, Letchworth, Bedford and Huntingdon are all only about 20 minutes distance.

DESCRIPTION

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

ACCOMMODATION

Single room 743sq ft (69.02m²)



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.

35a Saffron Road, Biggleswade, Bedfordshire SG18 8DJ

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.

