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Cliftons
Commercial Property Consultants

FIRST FLOOR OFFICES TO LET
36B Saffron Road
Biggleswade
Beds SG18 8DJ



Floor area 379sq ft (35.2m²)

- **3 Office Rooms**
- **Close to town centre & railway station**
- **Available immediately**

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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

36B 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.

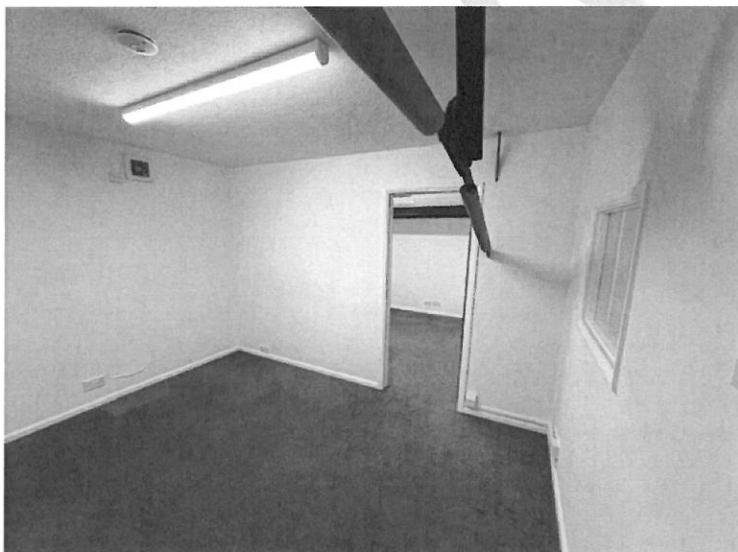
Biggleswade has a population of about 24,000 which more than doubles within a six-mile radius. The excellent communications include the A1, which bypasses the town to the west. Towns such as Stevenage, Letchworth, Bedford and Huntingdon are all only about 20 minutes distance.

DESCRIPTION

First floor office accommodation of 3 rooms.

ACCOMMODATION

Room 1	167sq ft	(15.51m ²)
Room 2	118sq ft	(10.96m ²)
Room 3	95sq ft	(8.82m ²)



SERVICES

Mains electricity and water are connected. The toilets and kitchen are shared facilities.

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RATES

Rateable value from April 2026 £5,400. A claim for SBRV should be available.

TENURE

Initial 12-month term for flexibility.

RENT

£450 per month.

SERVICE CHARGE

A monthly charge to cover utility outgoings.

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.



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