

MADE
FOR
TRADE

BIGGLESWADE TRADE PARK.



Highly Prominent New Trade Units To Let **3,500 – 11,200 sq ft**

60% of the Scheme
Pre Let / Under Offer

40,000 vehicle
movements a day

40,000 households
within 15 minute drive

Population catchment of over
100,000 within 15 minute drive



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BIGGLESWADE TRADE PARK.

 **40,000**
households within a
15 minute drive

 **1,500**
new homes
proposed nearby

 **Excellent ESG**
credentials including a Green
Energy Grid on the estate

➤ Normandy Lane SG18 8QB

Biggleswade Trade Park is located at the front of Stratton Business Park, fronting both Normandy Lane and Pegasus Drive.

The estate is situated to the south east of Biggleswade town centre adjoining established Trade Counter occupiers and opposite a successful retail park.

High profile occupiers include:

- + Lidl Food Store
- + McDonalds
- + Travis Perkins
- + Homebase
- + Halfords
- + Pets at Home



 **40,000**
vehicle movements
per day passing the A1

STRATEGIC ACCESS

Biggleswade Trade Park is within close proximity to the intersection of the main A1 roundabout and the A6001 London Road.

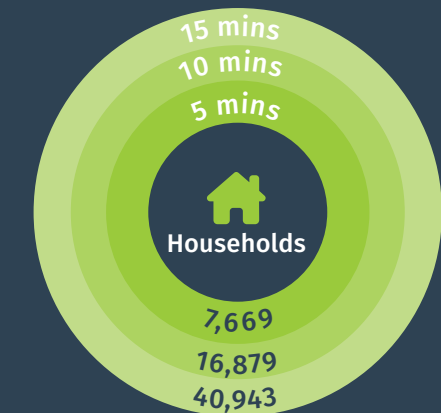
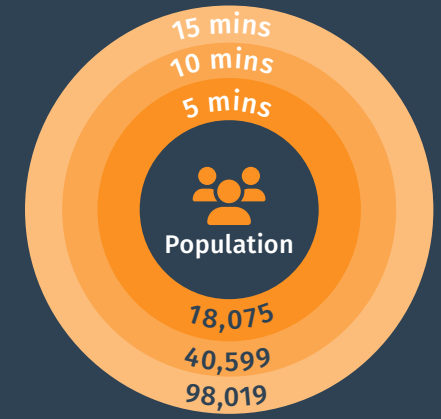
The A1 provides strategic access to the North/South via the M25 and A14. Junction 23 of the M25 is only 29 miles to the south.



Drive Times	Mins
Bedford	29 mins
Luton Airport	36 mins
Cambridge	37 mins
Milton Keynes	47 mins
Northampton	58 mins
London	1 hr 5 mins
Aylesbury	1 hr 9 mins

Source: Google Maps

Car Drive Times



AVAILABLE UNITS



Proposed Phase 2 CGI

Biggleswade Trade Park comprises a terrace of 8 trade counter units.

The brand new units will join the existing trade park which fronts both Normandy Lane and Pegasus Drive, with a total site area extending to 2.1 acres.

The units will benefit from open plan trading areas, level entry doors and good natural light and an eaves height of approximately 5.7 metres.

Unit	Warehouse (sq ft)
1	Let to Howdens
2	Let to Screwfix
3	Let to BED Electrical
4	Let to Toolstation
5	Available - 3,500 sq ft
6	Available - 4,671 sq ft
7	Available - 4,671 sq ft
8	Available - 6,531 sq ft



THE A1 RETAIL PARK

FURTHER INFORMATION

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Terms

Leasehold - Rent on application.

Rateable Value

Available upon request.

EPC Rating

EPC A on all units.

Estate Charge

An estate charge will be levied to cover repairs and maintenance of common areas, please refer to the retained agents for further details.

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dunmoore.co.uk

Further Information & Viewing

Please contact the agents below:



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