





## To Let


### Rear of Bonds Lane, Biggleswade, SG18 8AY

 £35,000 Per Annum

 1,205 Sq Ft / 112 Sq M

 Recently renovated and well-maintained property in the heart of Biggleswade Town Centre is available with Class E planning consent, making it ideal for a variety of uses including offices, gyms, studios, and more.

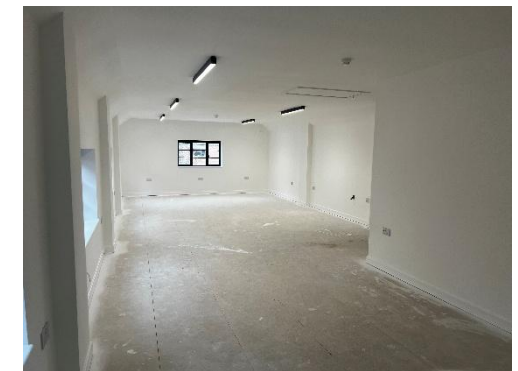
 The property offers space across two floors providing flexibility to suit a range of business needs.

 Fully Serviced with Additional Land - Connected to mains electricity, water and includes a WC, and features land at the front suitable for signage or outdoor use.

For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY





## Offices at Rear Of Bonds Lane, Biggleswade, SG18 8AY

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### Location

The Property is conveniently accessed via Bonds Lane, just off the High Street, placing it in a highly accessible and central location. It is within easy walking distance of the local railway station, offering strong public transport links. Additionally, the Property benefits from excellent road connectivity, providing direct access to key regional hubs including Bedford, Milton Keynes, and Cambridge ideal for businesses requiring efficient transport and commuter options

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed at a rental of £35,000 per annum.

### Accommodation

Ground Floor	560 Sq. Ft	(52 M)
First Floor	645 Sq. Ft	(60 M)
<b>Total accommodation</b>	<b>1205 Sq. Ft</b>	<b>(112 M)</b>

### EPC

The EPC rating for the property is TBC

### Rates

Rateable Value £TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Alisha Fhalora [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

