

UNITS 2 & 3 BLAYDON ROAD

Sandy Industrial Estate
Bedford
Bedfordshire
SG19 1RZ



TO LET.

INDUSTRIAL WAREHOUSE / STORAGE UNITS

3,132 SQ FT – 6,393 SQ FT (290.9 – 592.9 SQ M)



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Location

Sandy Industrial Centre is located in the Middlefield Industrial Estate which is 1 mile north of the town centre. The property is approximately 1 mile from the A1 and is accessed via Bedford Road (B1042) and Sunderland Road. Occupiers in the local area include Marshalls PLC, Buildbase, DW Mouldings, Ashtead Technology and Wentworth Laboratories.

Description

The properties comprise of modern industrial units refurbished to a high specification on Blaydon Road.

Accommodation

The approximate net useable areas are as follows:

Unit 2	3,132 sq ft	290.9 sq m
Unit 3	3,261 sq ft	302 sq m
Total	6,393 sq ft	592.9 sq m

Features

- Three phase power
- LED lighting
- Electric roller shutter doors with separate pedestrian access
- Minimum clear internal eaves height 3.279m
- WC facilities
- Allocated car parking spaces

Tenure

Our clients are able to offer new full repairing and insuring leases for a term to be agreed. The Landlord also requires a 3 month deposit, plus VAT, and a non-refundable admin fee of £800, plus VAT, to be paid upfront.

Rental

Unit 2 - £31,500 per annum, exclusive.
Unit 3 - £31,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is Unit 2 £18,500 and Unit 3 £18,750. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

