

UNIT 4 SANDY INDUSTRIAL CENTRE

Blaydon Road
Sandy
Bedfordshire
SG19 1RZ



TO LET.

INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD

6,727 SQ FT (624.9 SQ M)



For further information please contact: Viv Spearing

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Location

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

Description

The property comprises of open storage/production area set back from the road and enclosed within a secure yard area.

Accommodation

The approximate gross internal area is as follows:

Industrial/Storage Area	6,727 sq ft	624.9 sq m
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Features

- Open plan warehouse accommodation
- Toilet and kitchen facility
- LED lighting
- Electric roller shutter door with separate pedestrian access
- Minimum clear internal eaves height 5.2m (17')
- Three phase power
- Secure yard area offering parking/loading facilities

Tenure

Our clients are able to offer a new full repairing and insuring lease 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

£67,270 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £36,000. 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. The current rating is C-56.

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.



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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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