

# FOR SALE

7,387 Sq Ft (686.25 Sq M)

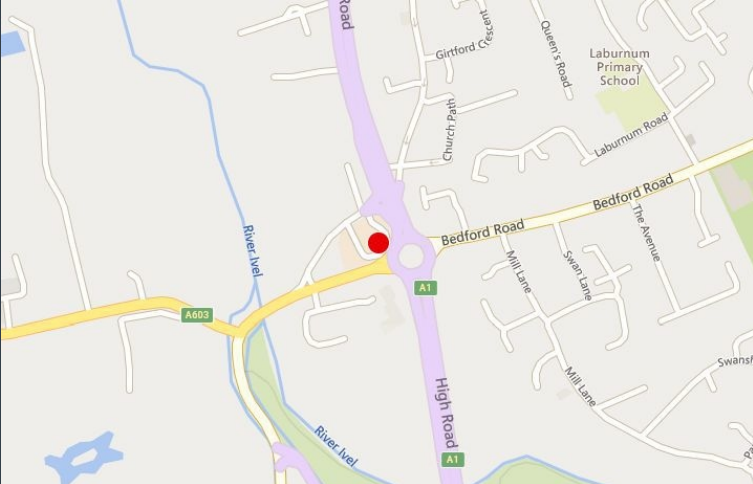
- Prominent location directly beside A1.
- Formerly a conference facility
- Direct frontage onto River Ivel.
- Generous tarmaccadam car parking.
- Associated 5 acre plot (amenity land).



## The Former Conference Centre

The Meadows, Girtford Bridge, Sandy, SG19 1NA





## LOCATION

- The premises are located just off the A603 in close proximity to its roundabout junction with the A1, providing a main route to the South via M25 (33 miles) and the North via Peterborough (36 miles).
- Milton Keynes via the A421 is approx 24 miles and J13 M1 is 16 miles.
- Sandy benefits from a mainline railway station with access to Kings Cross in approx 55 mins and to Peterborough in 30-35 mins.
- Bedford is 8 miles via the A603 and St Neots is 7.9 miles via the A1.
- Bedford Railway Station is 8.6 miles away, Milton Keynes is 25.5 miles.

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 Google Maps

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## DESCRIPTION

- Two storey building formerly providing conference and office facilities.
- Former commercial kitchen facility and bar.
- Formerly with two lifts, one to reception area and one to the kitchen.
- Main site area extends to 2.65 acres with additional amenity land of approx 5 acres (2.023 hectares).

## TERMS

The freehold interest is available to purchase at a price to be agreed on an unconditional basis.

## ACCOMMODATION

First Floor	473.23 SQ M	5,094 SQ FT
Second Floor	213.02 SQ M	2,293 SQ FT
<b>Total</b>	<b>686.25 SQ M</b>	<b>7,387 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: 107 E

Business Rates: TBA

## CONTACT:

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