

TO LET

6,727 Sq Ft (624.94 Sq M)

- › Modern Industrial Unit
- › Large secure yard
- › Electric roller shutter door
- › Onsite Parking Available
- › 3 Phase Power

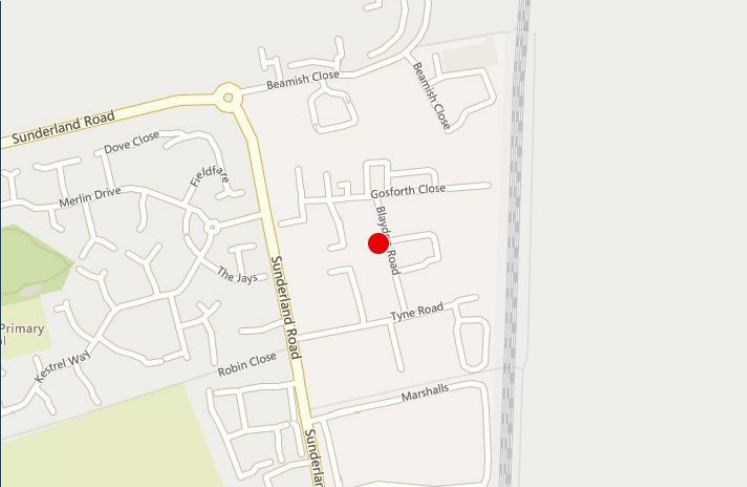


Unit 4 Sandy Industrial Estate

Blaydon Road, Sandy, SG19 1RZ

Contact: Viv Spearing or Joshua Parello
Tel: 01582 738866
eddisons.com





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

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 Google Maps

[Click here](#)

Description

- The property comprises a modern industrial unit refurbished to a high specification on Blaydon Road
- Open plan warehouse accommodation with WC, LED lighting, electric roller shutter doors with separate pedestrian access
- Minimum clear internal eaves height of 3.279m, 3 phase power and allocated car parking

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £67,500 per annum exclusive.

Accommodation (Gross Internal Area*)

Total	624.94 SQ M	6,727 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: This property's energy rating is C-56.

Business Rates: The rateable value is £48,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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