

FOR SALE

7,000 Sq Ft (650.3 Sq M)

- › Confidential disposal no appointments without prior arrangement
- › Industrial/Warehouse unit for sale currently benefiting from Class D2 Assembly & Leisure
- › Ground lease 99 years from 1978 Circa 52 years unexpired with a fixed £10 pa ground rent



5 Tyne Road

Sandy, SG19 1SA

Contact: Paul Quay or Joshua Parello
Tel: **01908 678800**
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

- A detached Industrial/ Warehouse building currently being used as a children's play centre and fitted out with full catering facilities.
- Providing open plan industrial space with first floor office accommodation via mezzanine as well as ample on site parking included within the title.
- The business is not for sale, however, £35,000 Premium sought for current fixtures & fixings.

Terms

The property is being sold a 99-year long leasehold basis which commenced in 1978, with 52-years unexpired and is available for £535,000.

Accommodation (Gross Internal Area*)

Unit 5	650.3 SQ M	7,000 SQ FT
Total	650.3 SQ M	7,000 SQ FT

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

EPC: B-45

Business Rates: The rateable value is £49,250. For the rates payable please contact us or www.voa.gov.uk

Contact:

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