

FOR SALE/TO LET

3,230 Sq Ft

(300.07 Sq M)

- › Light Industrial Unit With Parking
- › Small Yard Area To The Rear
- › Two Roller Shutter Loading Doors
- › Reception / Office Area



2 Darlington Close

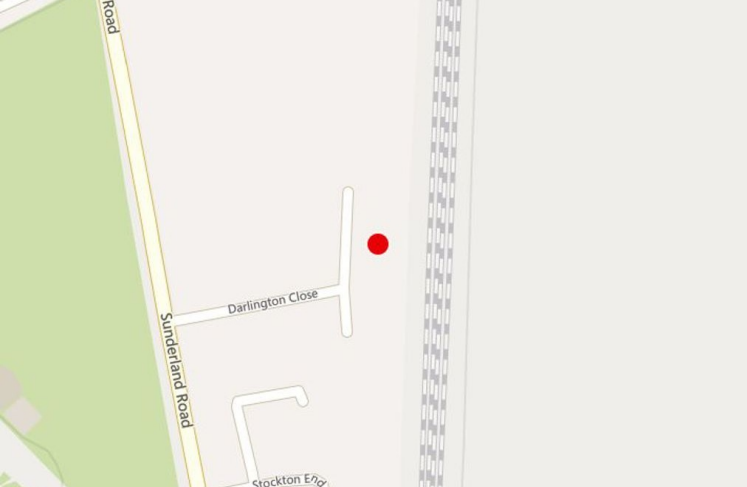
Middlefield Industrial Estate, Sandy, SG19 1RW

Contact: Nathan George or Diccon Brearley

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Location

- Darlington Close is situated on the Middlefield Industrial Estate in Sandy. Sandy is a small Bedfordshire market town roughly 8 miles east of Bedford, 18 miles south-west of Cambridge, and 43 miles north of London.
- Nearby road links include the A1 just west of Sandy town centre that provides access toward London to the south and Peterborough to the north. Sandy also benefits from quick access to the A603 & B1042 linking Sandy east-west to the nearby town of Bedford, and connect to the A421 offering further access toward Milton Keynes (M1) and Cambridge (A14).



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Description

- End terrace light industrial unit providing versatile space with two main workshop / storage areas with two separate loading doors and a reception / office area.
- There are two WCs, three phase electrics and small rear compound areas. Externally there is ample parking the front and side of the unit.
- The unit is available to lease or buy and would be suitable for various types of user (subject to planning).

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £32,500 per annum plus VAT. Alternatively the freehold can be purchased for £450,000 plus VAT.

Accommodation

Total **300.07 SQ M** **3,230 SQ FT**

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

EPC: E (102)

Contact:

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