



9 & 11 Tyne Road, Sandy SG19 1SA

**TO LET**

Newly Refubished Industrial Units

**3,110 - 6,220 Sq Ft  
(289 - 578 Sq M)**



## DESCRIPTION

Units 9 & 11 Tyne Road are neighbouring mid terrace industrial units that can be occupied individually or together. Both units have recently undergone refurbishment and are available immediately.

The properties benefit from an electric roller shutter door, three phase power, separate office accommodation to front and new kitchenette / WC facilities.

Externally there is a secure gated loading area and parking to the front.

- ✓ Newly refurbished
- ✓ LED lighting
- ✓ Electric roller shutter door
- ✓ Three phase power supply
- ✓ Office accommodation with new kitchenette
- ✓ Secure loading area and parking



## LOCATION

Located on Tyne Road the property is within close proximity of Sandy town centre (approx. 1.2 miles) and the A1 (approx. 1.1 miles). The A1 provides the site with excellent road links, giving access to the A421 (towards Bedford) and A428 (towards Cambridge).

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 9	3,110	289
Unit 11	3,110	289
<b>Total</b>	<b>6,220</b>	<b>578</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For further business rates information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

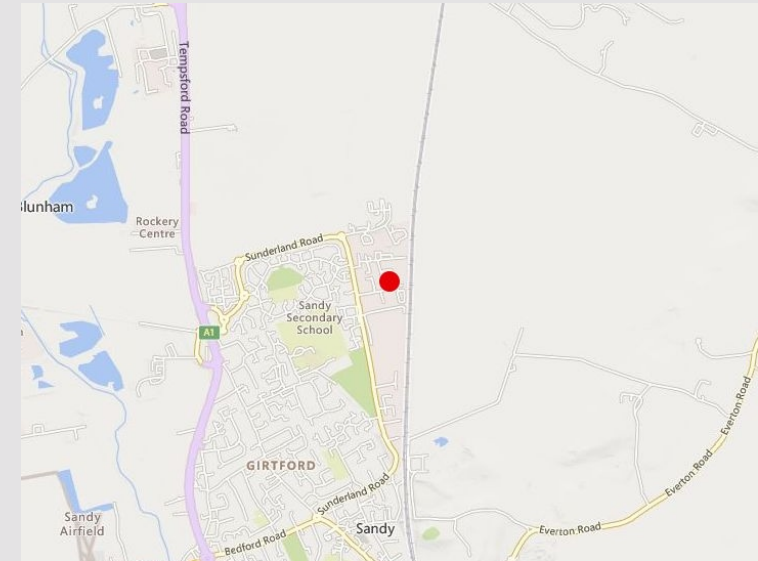
Available by way of a new full repairing and insuring lease with terms to be agreed.

## EPC

Unit 9 - D-84

Unit 11 - C-68

(To be reassessed following refurbishment)



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Regulated by RICS 24-Jun-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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