

01480 451578

eddisons.com

Eddisons

WORKSHOP/WAREHOUSE WITH YARD AND PARKING - TO LET



7B GATESHEAD CLOSE, SUNDERLAND ROAD, SANDY, BEDFORDSHIRE SG19 1RS

Rent: £25,000 per annum

- Ground floor - 2,381 sq ft (221.20 sq m)
- Self-contained with WC and kitchen facilities
- Substantial yard/car park
- Convenient access to the A1

**Size: 2,659 sq ft (247.03 sq m) to
6,577 sq ft (611.01 sq m)**

LOCATION

Sandy is a traditional market town with a current population of approximately 10,000 and is located 45 miles north of London, 8 miles east of Bedford and 4 miles north of Biggleswade. The A1 passes the town providing excellent north/south communications, and there is a mainline railway station with regular services to London (St Pancras International).

Unit 7 is located at the entrance to Gateshead Close, a cul-de-sac of industrial units comprising part of the well established Sunderland Road Trading Estate, situated to the north-east of Sandy town centre with good access to the A1.

DESCRIPTION

7 Gateshead Close has been divided to create four separately accessed and independent units of varying sizes each with their own roller shutter loading door and external car parking and yard.

Unit 7B comprises a ground floor workshop/warehouse of 2,381 sq ft (221.20 sq m) with a mezzanine floor of 278 sq ft (25.83 sq m) and benefits from a roller shutter loading door and separate pedestrian access. The unit benefits from a kitchenette facility and a WC.

SERVICES

Mains electricity (3-phase) and water are understood to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor	2,381 sq ft	(221.20 sq m)
Mezzanine	278 sq ft	(25.83 sq m)
Total GIA	2,659 sq ft	(247.03 sq m)

All measurements are approximate.

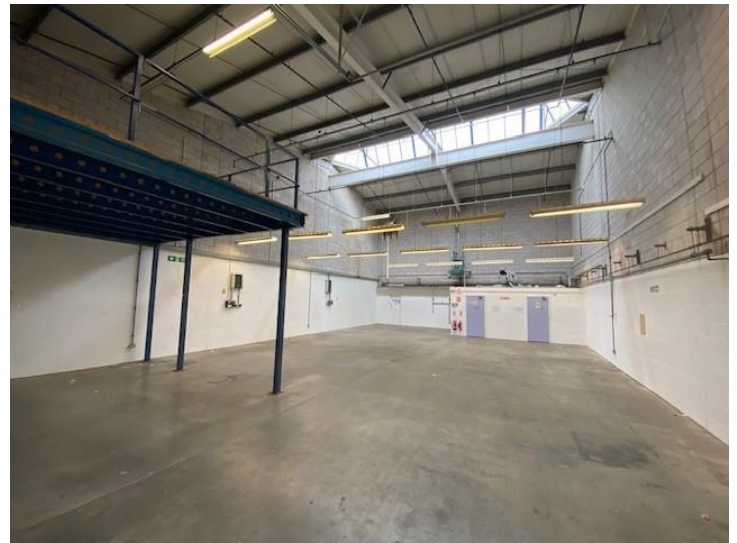
Unit 7C is adjacent, and also available and comprises 3,918 sq ft (363.98 sq m) which would provide a **combined area of 6,577 sq ft (611.01 sq m)**.

RENT

£25,000 per annum payable quarterly in advance.

VAT

We understand that VAT will be charged on the rent.



LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

TIMING

The property is available immediately.

RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £14,000.

For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an EPC of C (74). A copy of the EPC is available on our website.

VIEWING

Strictly by appointment with the agents:-

Eddisons
Incorporating Barker Storey Matthews
150 High Street
Huntingdon
Cams
PE29 3YH
Contact: Stephen Power
stephen.power@eddisons.com
(01480) 451578

and

Robinson Hall
(01234) 351000 option 2

811.176176 231101

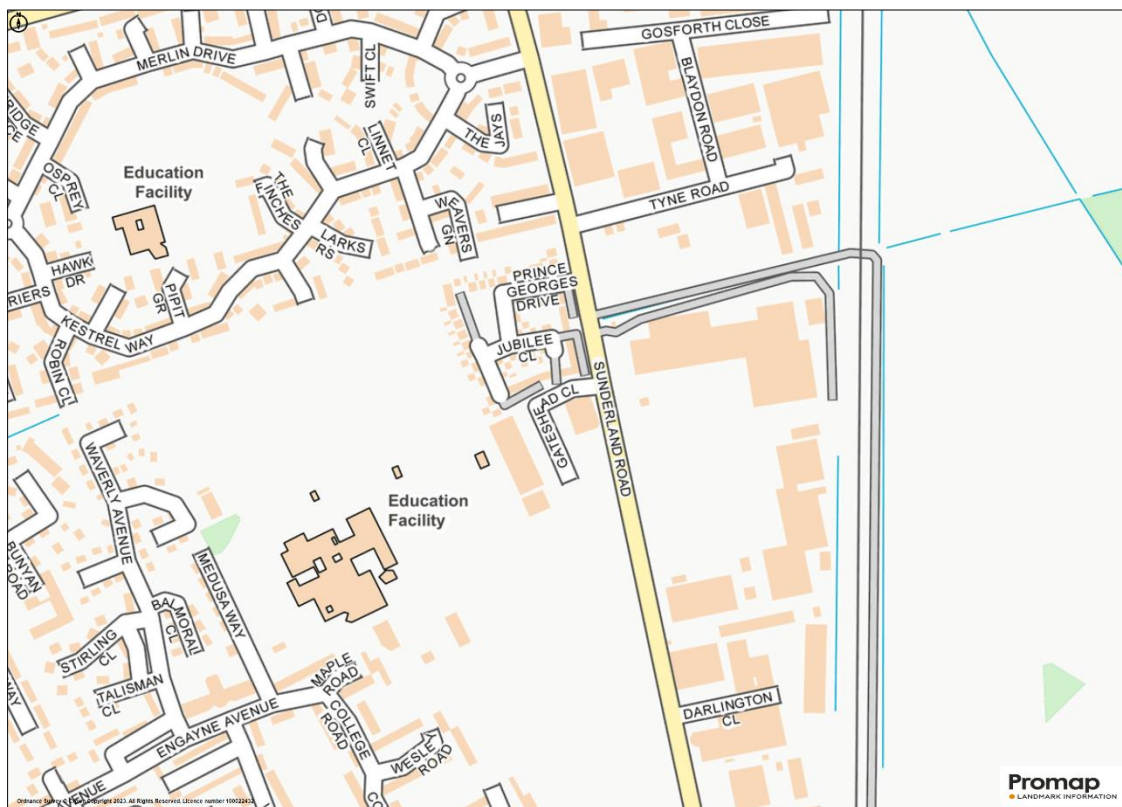
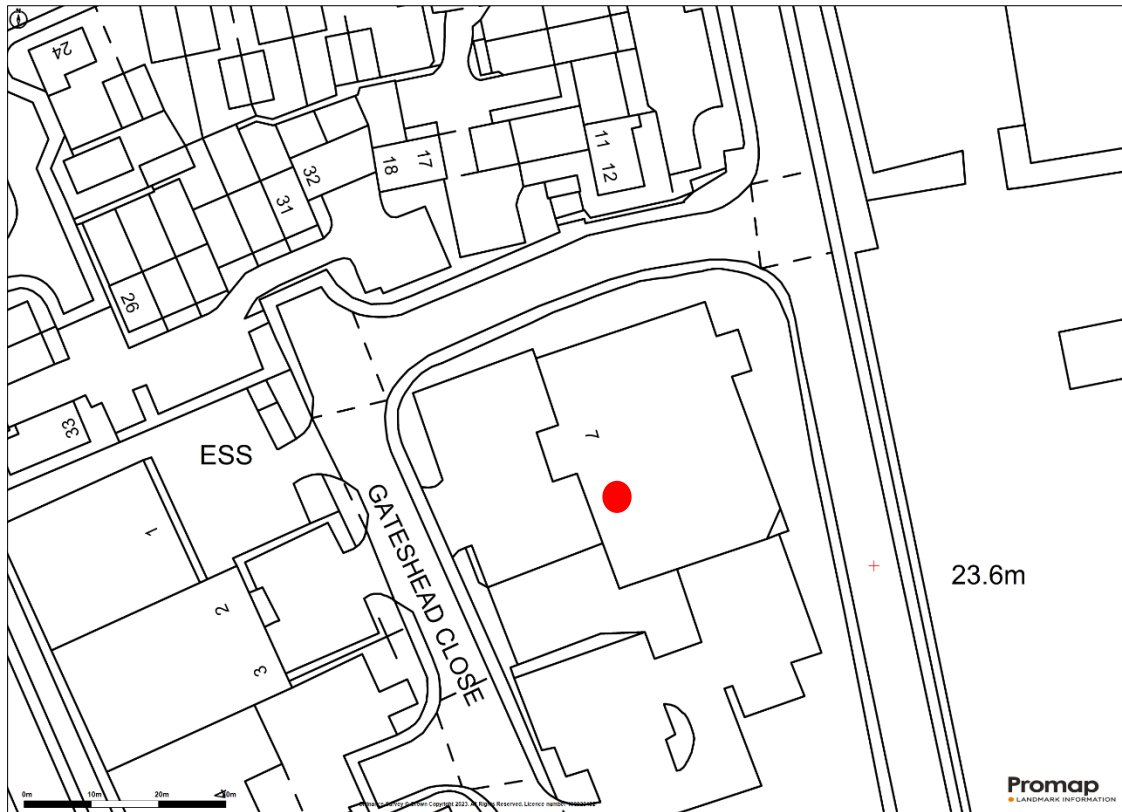


For more information, visit eddisons.com
T: 01480 451578

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons



For more information, visit eddisons.com
 T: 01480 451578

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.