



- + Industrial/Storage Unit
- + Parking Spaces
- + 3,918 sq ft/ 363.99 sq m
- + Great access to the A1
- + Available now



TO LET

£29,000 Per Annum

7C Gateshead Close, Sunderland Road, Sandy, Bedfordshire SG19 1RS

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Description

7C Gateshead Close is an industrial / storage unit on a mixed use development. The unit offers ground floor industrial/ storage together with first floor mezzanine storage and staff kitchen / mess room. There is one loading door and parking for 10 vehicles.

Ground Floor- 2,413 sq ft/ 224.1 sq mt

First Floor- 1,505 sq ft/ 139.7 sq mt

Location

The unit is located on the established Middlefield Industrial Estate which lies to the north of Sandy town centre, offering good access to the A1.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £18,250. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any

Service Charge

There is a Service Charge for the upkeep of the common areas.

Energy Performance Certificate Rating

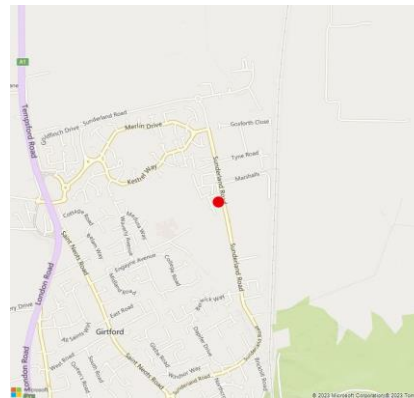
The property has an Energy Performance Certificate rating of B (50), a copy of the full EPC report is available on request.

Tenant Referencing

Any agreement is subject to a referencing cost of £45.70 including VAT which is payable by the prospective tenant.

Viewing

Strictly by appointment through Robinson & Hall LLP.



**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**118 Bromham Road
Bedford
MK40 2QN**

Agent's Notes

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