

robinson
+ hall



- + Site – 0.52 acres
- + Office and storage area
- + Great Location -
Alongside A1
- + Available immediately



For Sale

Offers in Excess of £500,000

Office/Storage and Yard, High Road, Beeston, Sandy, SG19 1PA

Office/Storage and Yard, High Road, Beeston, Sandy SG19 1PA

Description

The site comprises a large yard area with a range of office and storage buildings. The offices benefit from being open plan with a storage room at the end with a W/C and a self-contained office/meeting room located at the other end of the property. The office space benefits from double glazed windows and good natural lighting. The property has been redecorated with A/C unit installed.

There is a large amount of storage on site which is located in three separate buildings.

Accommodation

Office: 123 sq m/1,324 sq ft

Storage: 145 sq m/1,561 sq ft

Useable Yard area: 1,640 sq m/17,653 sq ft

Location

The property is located alongside the A1 which provides excellent road connections for both the north and south. The A421/A428 main east west connection is approximately 3.7 miles to the north, just south of St Neots. The property has good access to Bedford which is located 8.8 miles to the east of the site. The property also has good access to the M1 and M11.

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 buyer to satisfy themselves as to their operation/condition.

Terms and Tenure

The premises are offered for sale as a whole by private treaty. Asking price of offers in excess of £500,000.

Business Rates

From information obtained from the Valuation Office Agency website: www.voa.gov.uk, the property has a current ratable value of £35,250.

Please note it is the proposed buyer'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 buyer's responsibility to fully satisfy themselves in this instance by contacting the local authority.

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.

Energy Performance Certificate Rating

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

what3words

The location of the property is
//plodding.toxic.whom

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

Robinson & Hall LLP for themselves and for the sellers of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

5. No member of or person in the employment of Robinson & Hall LLP has any authority to make or give any representation or warranty whatever in relation to this property.

6. Registered in England number OC310546, Robinson Hall LLP, 118 Bromham Road, Bedford, MK40 2QN



robinsonandhall.co.uk