



- ⊕ Industrial / Storage Unit
- ⊕ Good Sized Yard
- ⊕ 2,659 sq ft / 247.03 sq m
- ⊕ Prominent location, good access links



**TO LET**

**£25,000 Per Annum**

**Unit 7B, Gateshead Close, Sandy, Bedfordshire SG19 1RS**

## Unit 7B, Gateshead Close, Sandy, Beds, SG19 1RS

### Description

7B Gateshead Close is an industrial / storage unit on a mixed use development. The unit offers ground floor industrial/storage together with kitchen and toilet facilities. There is one loading door, allocated on site parking and a good sized yard.

Ground Floor- 2,381 sq ft/ 221.20 sq m  
Mezzanine - 278 sq ft / 25.83 sq m

### 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 / purchaser 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.

### Service Charge

There is a Service Charge for the upkeep and maintenance of the external areas, car park maintenance, building insurance and utilities.

### Planning

We understand the premises benefits from Class B8 storage and distribution use, however, it is the proposed tenant's responsibility to fully satisfy themselves.

### Business Rates

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current rateable value of £14,000.

Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

### Tenant Referencing

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

### 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 C (74), a copy of the full EPC report is available on request.

### 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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