

Investment / Development Opportunity

Tempsford Hall

TEMPSFORD, SANDY, SG19 2BD

For Sale / To Let

Two headquarters buildings set in an attractive landscaped site



savills



The Campus comprises two standalone office buildings, the larger being Tempsford Hall which combines the period Old Hall along with an extension and substantial refurbishment which was undertaken in 2014.

Lysander House comprises a three storey modern office building constructed in 2005. It is fully air conditioned and is largely open plan. This property is currently let and income producing.

In addition to the two office buildings, the Campus includes a standalone gym facility and security / store building. The total site includes around 90 acres of land which is accessed via a northern and southern entrance. The vendor may wish to retain part of this land.

The Opportunity

- Strategically located campus site
- Two modern office buildings totaling 76,989 sq ft NIA along with standalone gym and security building
- Significant development potential (subject to planning)
- Partially let investment currently producing £242,400 per annum exclusive
- Tempsford Hall is well maintained and available for immediate occupation
- EPC
 - Tempsford Hall - B36
 - Lysander House - C62
- PV panels to each building
- EV charging points
- Approximately 850kVA to site with back up generator
- The Vendor is taking a flexible approach to this asset and will consider proposals for individual buildings and part of the site with the priority focus on the Tempsford Hall building.
- For quoting prices please contact the Vendor's agent.



TEMPSFORD HALL

Description

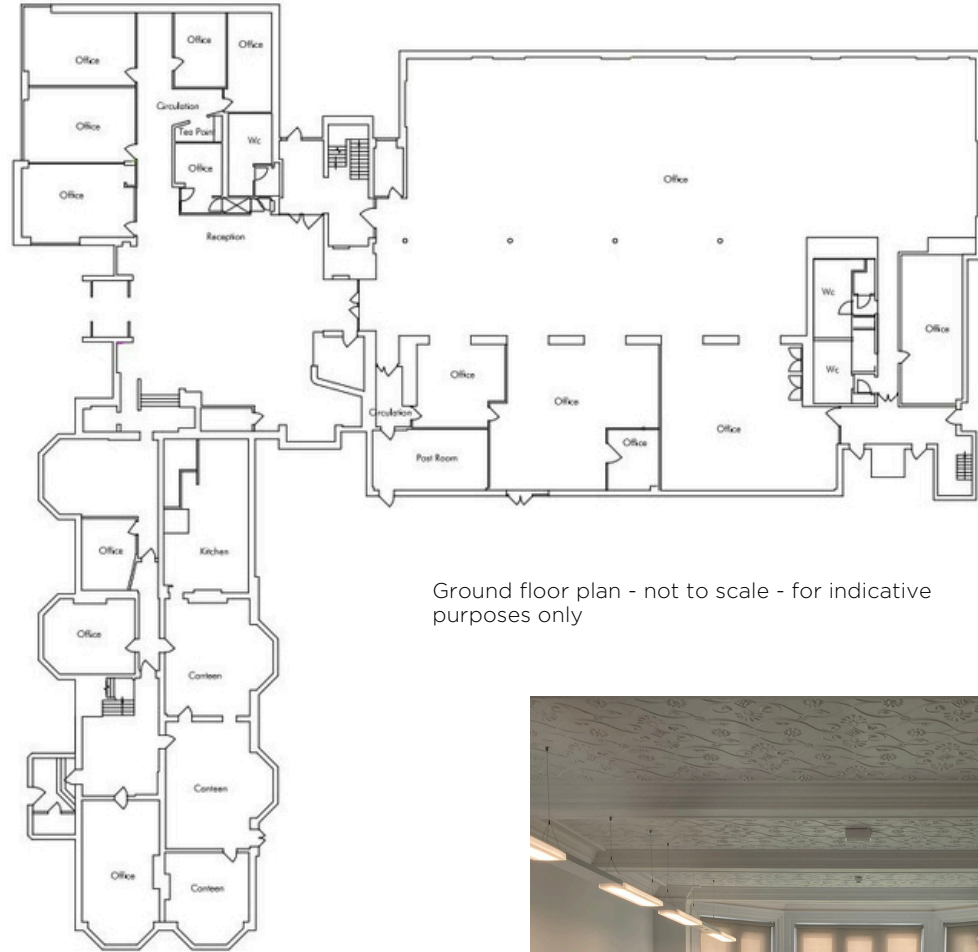
The three storey building provides a sympathetic blend of well maintained cellular period office accommodation and open plan modern flexible workspace. The property is capable of subdivision or would provide an unique headquarters campus suitable for an occupier promoting sustainability and wellbeing.

Accommodation

The building comprises the following areas measured on a Net Internal Area basis.

Floor	Use	Sq M	Sq Ft
Tempsford Hall (2014 Extension)			
Basement	Storage	251.9	2,711
Ground	Office	1,289.6	13,881
Ground	B.M.A	57.7	621
Ground	Reception	217.9	2,345
First	Office	1,239.3	13,340
Second	Office	1,350.6	14,538
Total		4,407	47,436

Floor	Use	Sq M	Sq Ft
Tempsford Hall (Old Hall)			
Basement	Office	222.7	2,397
Ground	Office	282.6	3,038
Ground	Ancillary	71.1	765
First	Office	337.8	3,636
First	Ancillary	8.9	96
Second	Office	299.6	3,225
Second	Ancillary	9.7	104
Total		4,407	13,261



Ground floor plan - not to scale - for indicative purposes only



LYSANDER HOUSE

Description

Lysander House comprises a three storey modern office building constructed in 2005. It is fully air conditioned and provides a largely open plan space with demountable partitioning installed by the tenant.

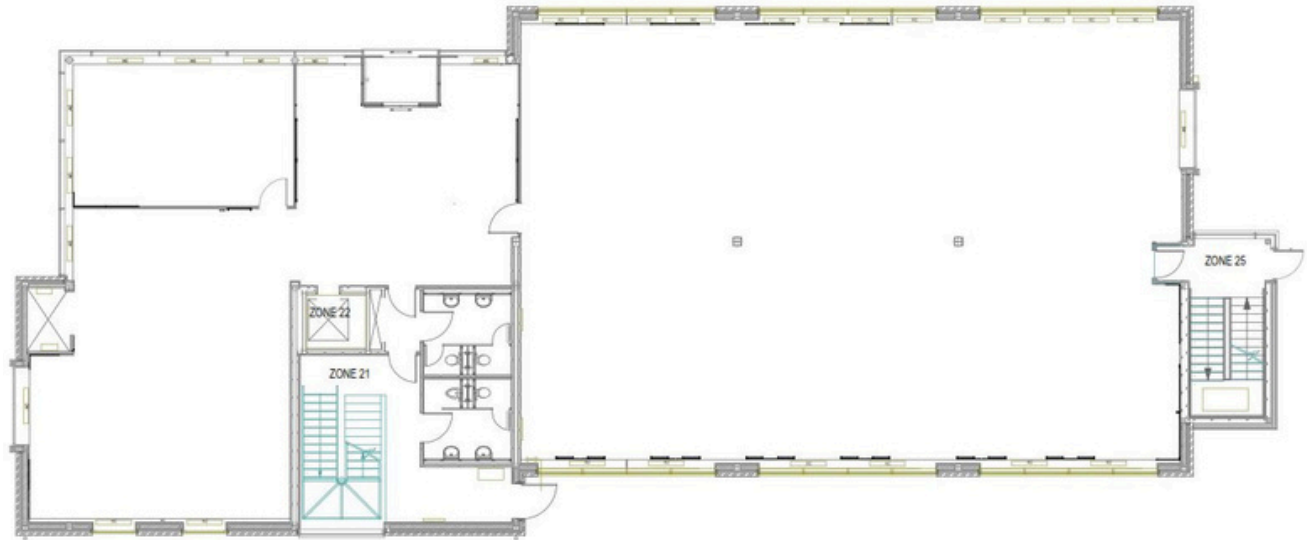
Accommodation

The building comprises the following areas measured on a Net Internal Area basis.

Floor	Use	Sq M	Sq Ft
Lysander House			
Ground	Office	508.4	5,472
First	Office	502.6	5,410
Second	Office	502.6	5,410
Total		1,513.6	16,292

Tenancy Details

The property is subject to an occupational lease dated 27/06/2022 to the Police and Crime Commissioner for Bedfordshire, expiring 29/02/2032. There is a tenant break 28/02/2027 at an initial rent of £242,400 per annum exclusive.



Ground floor plan - not to scale - for indicative purposes only



Strategy Options

We consider the existing Tempsford Hall opportunity to either secure a commercial occupier for the building as a whole or in part, or alternatively repurpose the building for alternative uses. This could include laboratory, medical, educational, leisure or residential (subject to planning).

Lysander House is fully occupied and the opportunity to re-gear the lease may be appropriate. The ancillary buildings may be suitable for individual occupation and could be rentalised.

The significant land holding may be suitable for medium to long term development to compliment the nearby 2,113 acres of land promoted for up to 7,000 homes. There is strong demand for commercial mid tech, laboratory, cleantech and renewable uses.

Asset Management Potential

Short Term

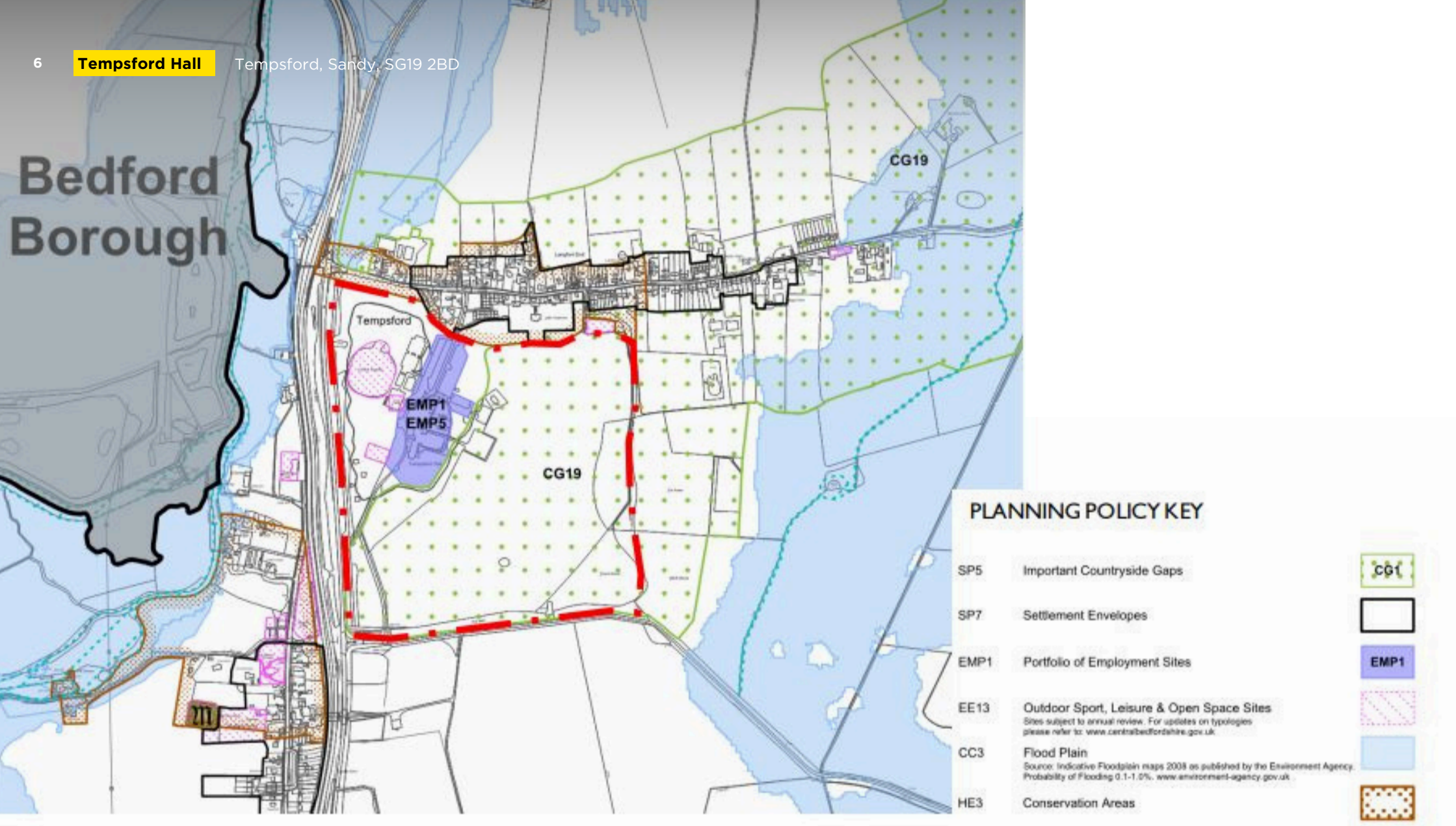
- Reletting of vacant 60,697 sq ft Tempsford Hall. Suggested ERV £13.50 psf equates to £820,000 per annum.
- Potential re-gear of existing Lysander House lease.
- Utilisation of gym and five-a-side facility.
- Repurposing of Campus and amenity / farm land.

Medium / Long Term

- Benefit from value created as transport improvements to the East - West rail development and road connectivity.
- Progress planning strategy for wider site.
- Potential sub sale / split of assets.



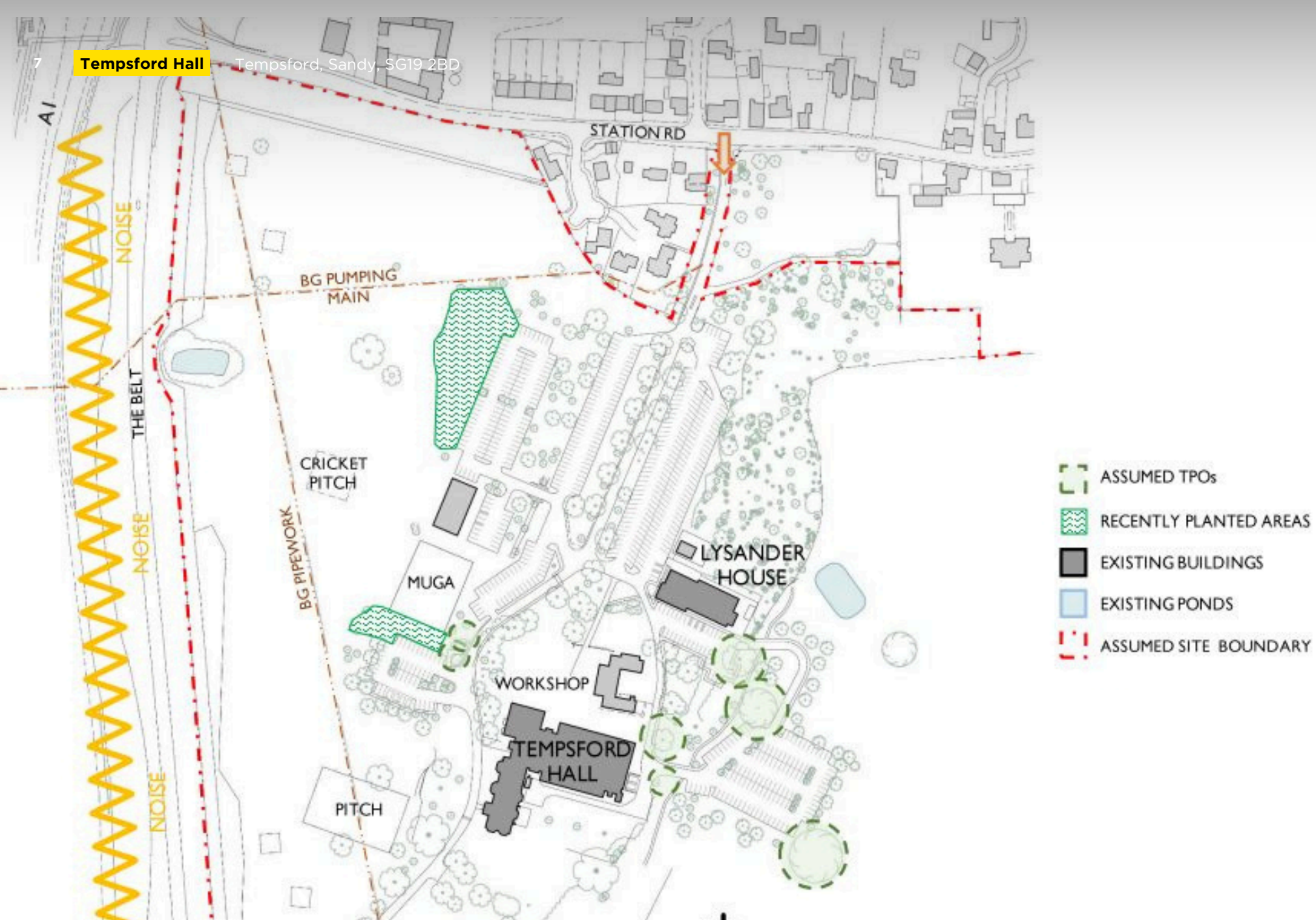
Bedford Borough



Planning Observations

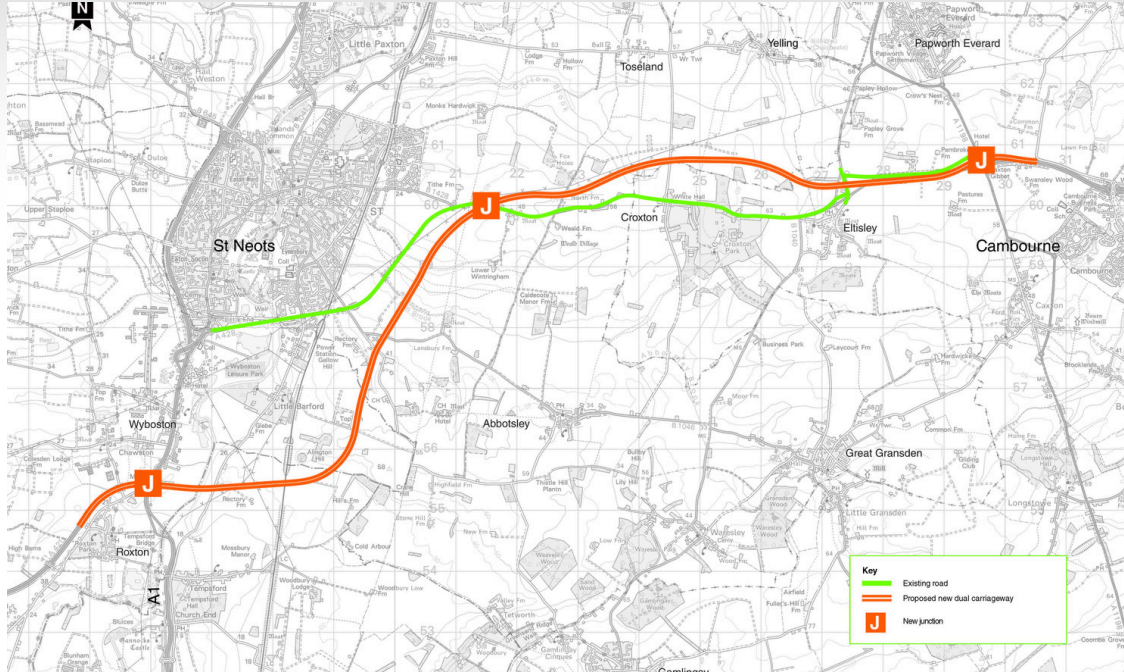
Savills have been provided with the above planning map extract indicating the current layout and allocation of the Northern built area of the site.

No formal planning strategy has been progressed with Central Bedfordshire Planning Authority with the vendor not actively progressing any scheme at the present time.



Current Layout Plan

The attached extract shows the current building layout and associated parking provision.



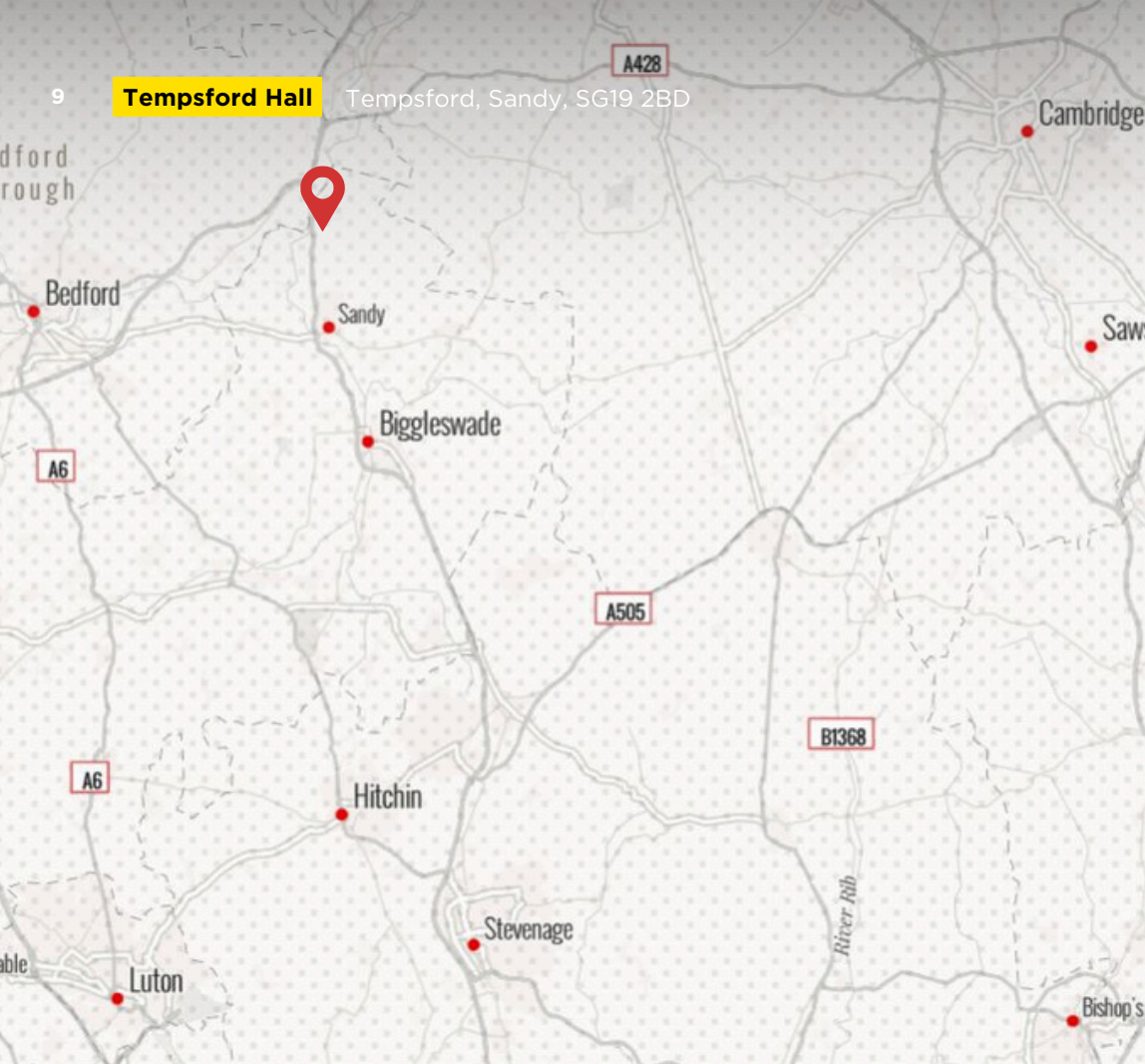
Road Upgrade

Construction works are well underway to deliver a new dual carriageway bypass between the A1 Black Cat roundabout and the A428 Caxton Gibbet junction. These works will cut journey times by more than a third at peak times and are to be completed by spring 2027.

Rail Upgrade

The proposed East West Rail line will provide a new station and interchange at Tempsford. This will be positioned around 2.5 miles to the north east of the property. The new line will connect directly to Cambridge, Milton Keynes and Oxford. Tempsford station will also connect directly into the East Coast Main Line with services to London Kings Cross.





LOCATION

Tempsford Hall is located in the village of Tempsford, east of Bedford and equidistant between St Neots and Sandy. The Campus is directly to the east of the A1 and A421. Nearby Sandy offers direct train links into Kings Cross in 52 minutes. The Campus has two access points being Station Road to the north and Tempsford Road to the south.

The Campus setting offers key amenities to accommodate the needs of modern businesses including walking trails, mature landscaping, ample car parking, bus connectivity and the local Knotts Farm Shop.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | 01.05.2024

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