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Property Consultants: Commercial Agency:  
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## **FOR SALE**

### **LIGHT INDUSTRIAL PREMISES**

**2 Darlington Close, Middlefield Ind. Estate,  
Sandy, Bedfordshire SG19 1RW**



**Total floor area 3,066 sq.ft 284.8m<sup>2</sup>**

- Available for early occupation
- Front loading and parking area
- Rear secure yard
- Solar panels

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A list of directors and chartered surveyors is available from the registered office.  
Company Registration No. 3445835

**2 Darlington Close, Middlefield Ind. Estate, Sandy SG19 IRW**

**LOCATION**

The property is located to the north side of Sandy at the northern edge of the Sunderland Road Industrial Estate which places it about half a mile from the A1 and approximately 1.5 miles from the Sandy main line railway station.

**DESCRIPTION**

The property comprises an end terrace industrial unit extended to the side with a single storey addition. The approach is over a hard surfaced forecourt with loading and parking facility. A regular shaped plot with a secure rear enclosed space externally.

**ACCOMMODATION**

Front Office	197sq.ft	18.30sq.m
Main works building	2,158sq.ft	200sq.m
Side addition work space	711sq.ft	66sq.m
Rear fenced yard	294sq.ft	27.31sq.m

Front forecourt approach surfaced loading and parking area 13m deep 42ft [approx.]

**SERVICES**

All mains services are connected. Three phase electric, water, drainage, gas with gas heating. Solar roof panels.

*No tests have been carried out of any of the services.*

**RATES**

The rateable value £15,000 as at 2023.

***2 Darlington Close, Middlefield Ind. Estate, Sandy SG19 IRW***

**TENURE**

Freehold with vacant possession.

**FOR SALE**

£385,000.00

**POSSESSION**

On completion of legal contracts.

**LEGAL COSTS**

Each party to bear their own legal costs.

**VAT**

Purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

**EPC**

The property has a current Energy Performance Certificate [EPC] with a rating at E which is valid until October 2032.

**VIEWING**

Further information: Cliftons 01767 312131

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