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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 284.8m²

- 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.

Ridge Height	13ft	3.9m
Eaves Height	10.5ft	3.2m

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.

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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

VAT is applicable on the sale.

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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