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Commercial Property Consultants

FOR SALE
LIGHT INDUSTRIAL PREMISES
7-9 Stockton End
Sunderland Road Industrial Estate
Sandy, Beds SG19 1SB



Site Area 0.62 acres (0.25 hectares)

- Two principal warehouse / workshop buildings
- Secure gated yard
- Ancillary offices and mezzanine storage
- Additional covered storage
- Loading / parking areas
- Available with vacant possession
- Long leasehold interest
- The property is available due to company relocation

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

7-9 Stockton End, Sunderland Road Ind. Estate, Sandy, Beds SG19 1SB

LOCATION

The property is situated on the northern side of Sandy, at the edge of the established Sunderland Road Industrial Estate. The location provides excellent access to the **A1**, approximately **0.5 miles** away, while **Sandy mainline railway station** is located approximately **1.5 miles** from the property.

DESCRIPTION

The property comprises a substantial light industrial and warehouse facility arranged across two detached buildings with ancillary office accommodation, mezzanine storage, covered external storage and a secure surfaced yard.

The broadly rectangular site extends to approximately **0.62 acres (0.25 hectares)** with frontage and vehicular access from Stockton End within the Sunderland Road Industrial Estate.

The buildings are positioned around a central service yard, providing practical loading, circulation and external storage areas suitable for a range of industrial and commercial operations.

The premises are considered suitable for a variety of uses including:

- Light industrial
- Manufacturing
- Storage and distribution
- Workshop operations
- Trade-counter style uses

(subject to any necessary planning consents).

The accommodation has historically been used for furniture manufacturing and storage and benefits from open-plan workshop areas, office accommodation, mezzanine storage and covered external storage facilities.

BUILDING FEATURES

- Concrete flooring throughout
- Loading access to principal workshop areas
- Clear industrial accommodation
- Approximate eaves heights:
 - Main building: 16 ft (4.67 m²)
 - Secondary building: 13 ft (3.96 m²)
- Secure gated yard
- Parking and loading provisions
- Ancillary covered storage structures

The property is available with vacant possession and is held on a long leasehold interest, making it suitable for owner-occupiers seeking secure industrial accommodation with external yard space in a well-established industrial location.

The property is available due to company relocation.

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ACCOMMODATION

Northern Building:

Main Workshop area	5,626sq.ft	(522.86m ²)
Mezzanine floor	140sq.ft	(13.01m ²)

Southern Building:

Main Workshop	5,632sq.ft	(532.42m ²)
Total Gross Internal Area	11,398sq.ft	(1,058.87m ²)

ADDITIONAL COVERED/ANCILLARY ACCOMMODATION

Outdoor covered storage Unit 1:	1,732sq.ft	(161m ²) approximately
Outdoor covered storage Unit 2:	451sq.ft	(42m ²) approximately
Hardstanding yard:	3,872sq.ft	(360m ²) approximately

SERVICES

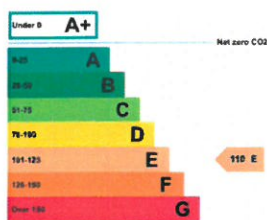
All mains services connected.

None of the utilities have been tested.

RATES

Rateable Value from April 2026 £64,500.

EPC



TENURE

The property is available on a long leasehold basis.

The original lease term of 99 years commenced in November 1971, with rent reviews every 21 years.

- Next review: **2034**
- Current ground rent: **£10,500 per annum**

PURCHASE

The property is available at £975,000 for the leasehold interest.

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POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures are exclusive of VAT. Value added tax may be payable and prospective purchasers ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111



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