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## **TO LET**

### **Works Unit & Yard**

**Tetworth Estate**  
**Waresley Road, Gamlingay,**  
**Sandy SG19 3NZ**



**Total area available 6,140 sq.ft (569m<sup>2</sup>)**

- **Early Occupation**
- **New Lease**
- **Secure site**

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

***Tetworth Estate, Low Farm, Waresley Road, Gamlingay SG19 3NZ***

**LOCATION**

The premises are located off the B1040 Gamlingay to Waresley Road approached via a private access road off the main highway, by just over half a mile. A rural farm location which provides good privacy.

**DESCRIPTION**

The detached works building is corrugated steel sheet clad with a lower upstand in brick with steel frame above and steel truss roof. The yard area is hard surfaced of concrete finish.

**ACCOMMODATION**

|                         |                  |                       |
|-------------------------|------------------|-----------------------|
| Works building          | 1,280 sq.ft      | (118m <sup>2</sup> )  |
| Office within that area | 100 sq.ft        | (9.29m <sup>2</sup> ) |
| Eaves Height            | 11ft approx.     | (3.35m)               |
| Ridge Height            | 16ft approx.     | (4.87m)               |
| Entrance Door           | 10ft w x 9.5ft h | (3m x 2.98m)          |
| Yard area               | 4,860sq.ft       | (451m <sup>2</sup> )  |



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**SERVICES**

Mains 3 phase electricity and water are available.

**TENURE**

Leasehold terms will be by negotiation dependent upon the requirements of the tenant.

**RENT**

£19,800 per annum exclusive

**POSSESSION**

Upon completion of legal documentation.

**LEGAL COSTS**

The ingoing tenant to be responsible for both parties' legal costs.

**VAT**

Value added tax may be payable on the rent or other charges or payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, taking appropriate professional advice.



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## **VIEWING**

Strictly by appointment with the agents, Cliftons 01767 312131 or 600111.





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