

FOR SALE



The Warehouse
Old Station Yard
Station Road
Tempsford
Beds SG19 2BA

Warehouse & Workshop Units On 0.92 Acre Site

11,162 SqFt (1,037.14 SqM)

- 3 Storage/Workshop Buildings
- Suitable For A Range Of Uses
- Approx 2.1 Miles To The A1
- Owner Occupier, Development Or Investment Opportunity

Location

The premises are located on Station Road Tempsford a village situated alongside the A1. The site is approx. 2.1 miles from a junction of the A1 and is an established commercial site having been a former railway yard. It is approx. 4.8 miles from Sandy town centre and 5.2 miles from the mainline railway station.

Description

There are 3 buildings on the site. The largest being of brick and block construction with a steel portal frame roof with single skin cement sheets. Within the building are offices and toilet facilities plus a mezzanine floor. The eaves height is 4.30m/14'0" and the apex 5.10m/16'9". Access is via an electric up and over loading door 3.64m-4.00m.

The second building is a former railway engine shed of brick and block construction with both slate and cement sheet roofing. Attached to this building is additional storage space.

The third building is of a basic frame with corrugated steel sheeting.

Within the yard area, which has a gated access is car parking and loading areas. Single and 3 phase electrics are available in buildings A & B.

The site offers redevelopment opportunity (STP) as noted on the attached sketch plans .

Terms

The premises are to be sold on a freehold basis at offers in the region of £1,000,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC

TBA

DISCLAIMER

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Business Rates

Rateable Value – Buildings are individually assessed for Rates purposes. Details available on request. Interested parties are advised to contact the relevant Local Authority

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Unit A - GF Warehouse/Workshop	523.80	5,638
Mezzanine Floor	149.45	1,608
Total	673.25	7,246
Unit B - Warehouse/Workshop	159.39	1,715
Lean To Storage	49.50	533
Total	208.89	2,248
Unit C - Storage	155.00	1,668
Total	1,037.14	11,162

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact;

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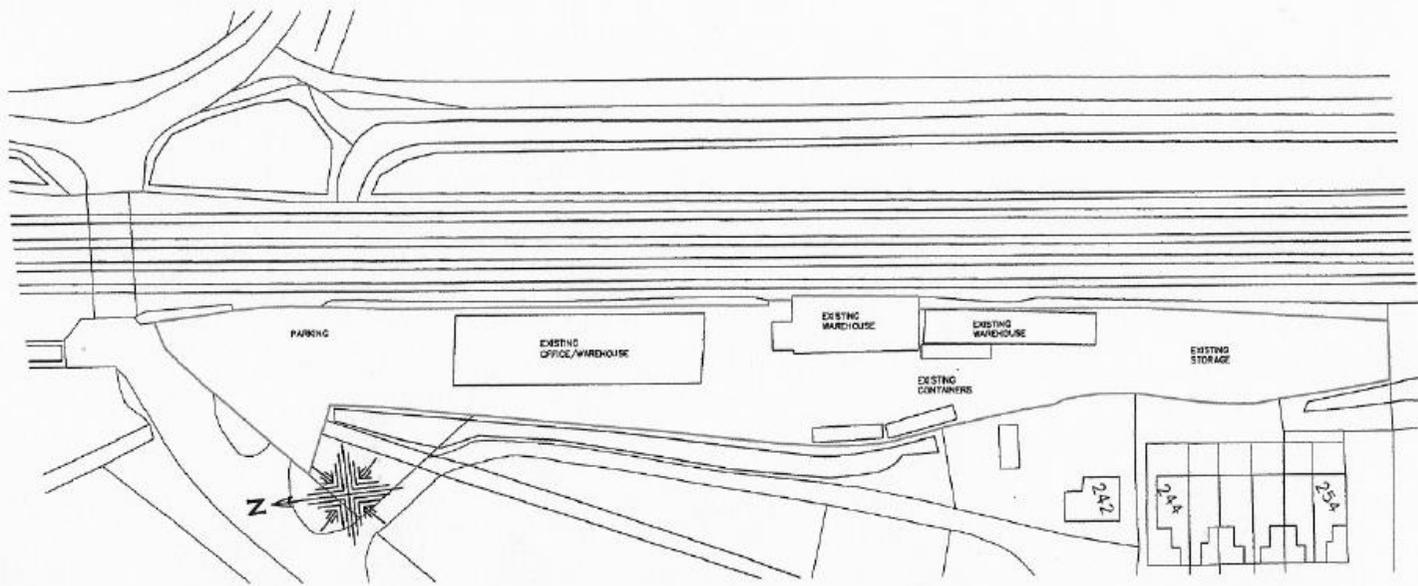
joshua.parello@kirkbydiamond.co.uk

Nathan George

01234 905134

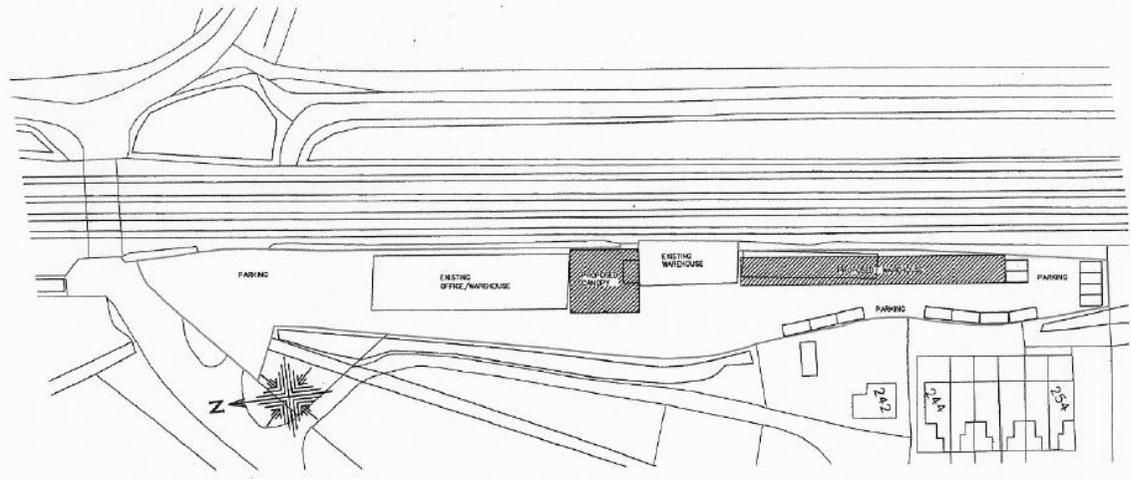
Nathan.george@kirkbydiamond.co.uk



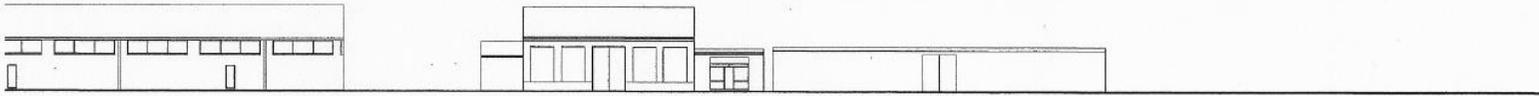


EXISTING BLOCK PLAN
scale 1:500

Note :-
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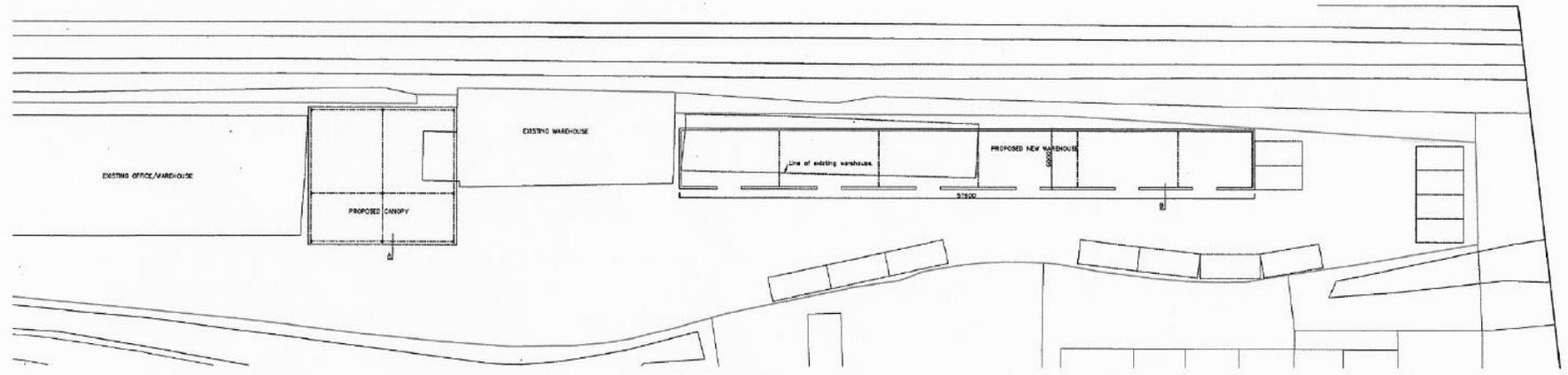
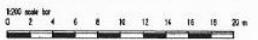


PROPOSED BLOCK PLAN
scale 1:500



EXISTING WEST ELEVATION
scale 1:200

Note :-
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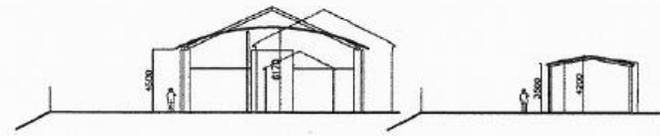
PROPOSED PLAN
scale 1:200



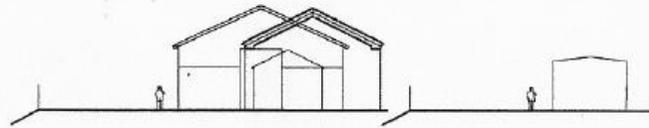
PROPOSED WEST ELEVATION
scale 1:200

Powder coated aluminum
profile roof
Painted steel columns
and beams.

Powder coated aluminum
profile roof, side, and
roller shutter doors.



PROPOSED SECTIONS A & B
scale 1:200



EXISTING SECTIONS A & B
scale 1:200