

# TO LET

**3,132 Sq Ft** (290.96 Sq M)

- › Refurbished Modern Industrial Unit
- › On-site Parking
- › 3 Phase Power
- › Easy Access To The A1/A14 & M1 Via The A421



## Unit 2

**Blaydon Road, Sandy Industrial Estate , Sandy, SG19 1RZ**



## LOCATION

- Sandy Industrial Centre is located in the Middlefield Industrial Estate which is 1 mile north of the town centre
- The property is approximately 1 mile from the A1 and is accessed via Bedford Road (B1042) and Sunderland Road
- Occupiers in the local area include Marshalls PLC, Buildbase, DW Mouldings, Ashtead Technology and Wentworth Laboratories



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## DESCRIPTION

- The property comprises a modern industrial unit refurbished to a high specification on Blaydon Road
- Open plan warehouse accommodation with WC, LED lighting, electric roller shutter doors with separate pedestrian access
- Minimum clear internal eaves height of 3.279m, 3 phase power and allocated car parking
- The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £31,500 per annum exclusive
- The landlord also requires a 3 month deposit plus VAT and a non-refundable admin fee of £800 plus VAT to be paid upfront

## ACCOMMODATION

**Total** **290.96 SQ M 3,132 SQ FT**

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** Energy rating is C- 59.

**Business Rates:** Rateable Value - £TBC

## CONTACT:

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