FOR SALE

1.2 Acres (0.49 Hectares)

- Site Area approx 1.2 Acres - 0.49 hectares
- Clearance of the site required
- Mains services to the site
- Located within the towns main commercial area



2 Stockton End

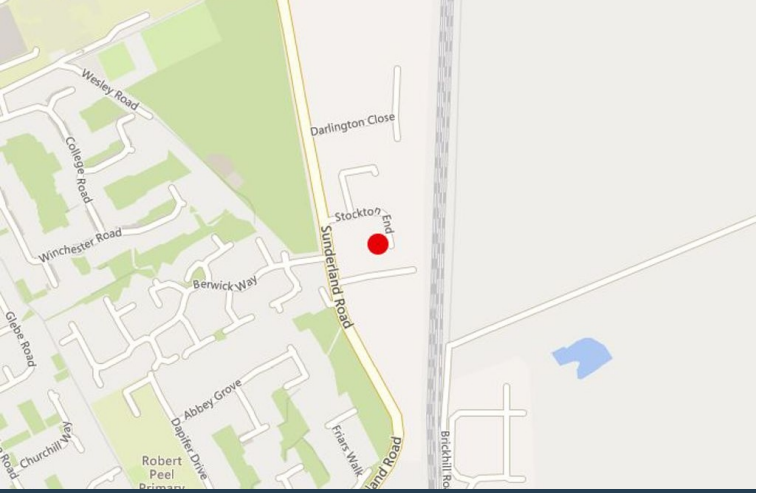
Sandy, SG19 1SB

Contact: Eamon Kennedy or Steve Cable

Tel: **01234 905128**

eddisons.com

BTG Eddisons







Location

- The site is located on an industrial estate on the north eastern corner of Sandy.
- Sandy is a market town lying between Cambridge and Bedford on the main A1 trunk road from London to Edinburgh.
- Sandy Railway station is located just over a mile away from the site.
- The site is approx 45 miles north of London and 4 miles north of Biggleswade.
- The A1(M) heading North or South is located approx 1.4 miles away.

Google Maps
Click here

Description

- The site comprises of a former industrial unit which extended to approximately 17,545 sq ft positioned to the front of the site together with a number of smaller ancillary buildings to the rear ranging in size from approximately 1-3,000 sq ft each.
- The larger building suffered extensive fire damage and requires complete demolition and site clearance.
- The remining structures could be retained subject to occupiers requirements.

Terms

The freehold is available at a quote price of £950,000. VAT is payable on the purchase price.

Accommodation

Total	**0.49 HECTARES**	**1.2 ACRES**

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

EPC: D-89

Contact:

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