TO LET

6,727 Sq Ft (624.94 Sq M)



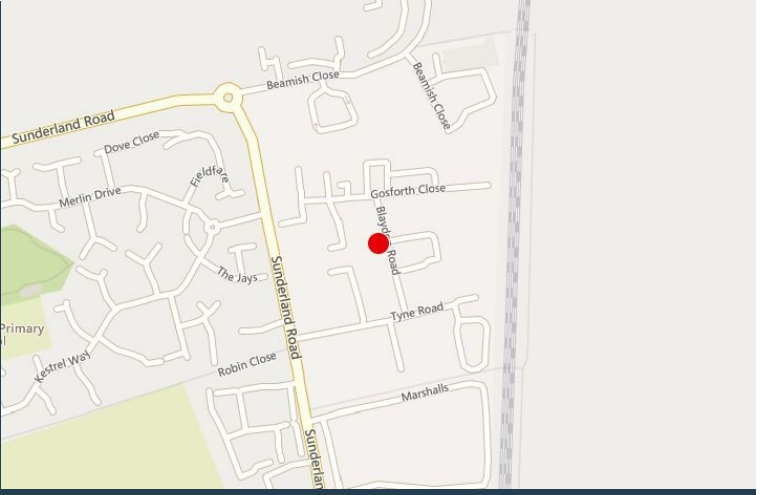
- Modern Industrial Unit
- Large secure yard
- Electric roller shutter door
- Onsite Parking Available
- 3 Phase Power

Unit 4 Sandy Industrial Estate

Blaydon Road, Sandy, SG19 1RZ

Contact: Paul Quy or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons







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

what3words
///priced.elbowing.sticking

Google Maps
Click here

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

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £67,500 per annum exclusive.

Accommodation (Gross Internal Area*)

Total	**624.94 SQ M**	**6,727 SQ FT**

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

EPC: This property's energy rating is C-56.

Business Rates: The rateable value is £48,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

PAUL QUY
07917 268653 paul.quy@eddisons.com

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.