

TO LET

6,727 Sq Ft

(624.94Sq M)

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



Unit 4 Sandy Industrial Estate

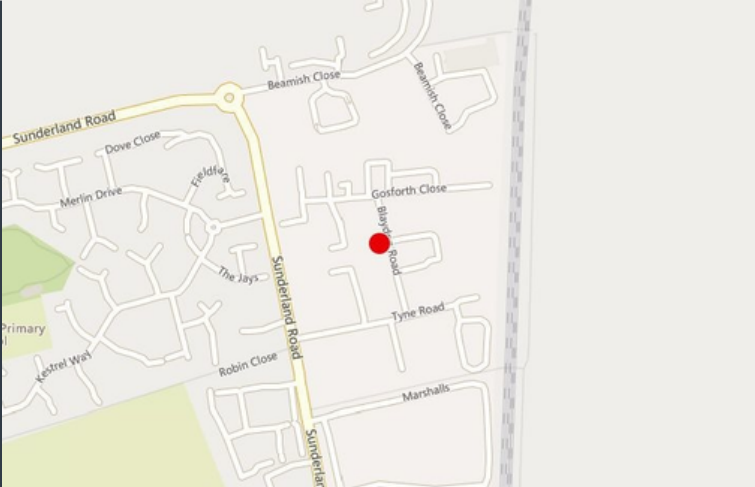
Blaydon Road, Sandy, SG19 1RZ

 **KirkbyDiamond**

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

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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

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 Google Maps

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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

TERMS

Incentivised stepped rent available:

- Year 1: £71,600 per annum (£8.00 psf)
- Year 2: £80,550 per annum (£9.00 psf)
- Year 3 onwards: £89,500 per annum (£10.00 psf)

The premises are to be let on an effective full repairing and insuring lease.

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: Rateable Value - £36,000.

CONTACT:

 JOSHUA PARELLO
07951 613 205 joshua.parello@kirkbydiamond.co.uk

 NATHAN GEORGE
07741 261890 nathan.george@kirkbydiamond.co.uk