

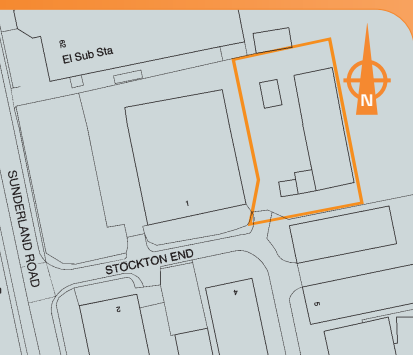
lot 3

Unit 1A (i) & (ii), Stockton End, Middlefield Industrial Estate
Sandy, Bedfordshire SG19 1RB

Rent
£6,628
per annum
exclusive

Freehold Ground Rent Investment

- Let until 2071
- Important 2014 Rent Review
- Approximate site area of 0.21 hectares (0.519 acres)
- Established industrial estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings



Location

Estimated District Population: 15,000
Miles: 13 miles east of Bedford
26 miles west of Cambridge
59 miles north of Central London
Roads: A1(M), M1, M11, M25
Rail: Sandy
Air: Luton

Situation

The property is situated on the north side of Stockton End, close to its junction with Sunderland Road, in the established Middlefield Industrial Estate, the principal industrial area of Sandy. Stockton End is accessed directly from Sunderland Road, which provides access to the A1 (London Road) via Bedford Road. Nearby occupiers on the estate include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings.

Description

The property comprises a site of approximately 0.21 hectares (0.519 acres), upon which has been constructed purpose built industrial, office and storage buildings.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Hectares (Approx)	Acres (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1A (i)	Warehouse/Office/Storage	746 sq m (8,029 sq ft)	0.206	0.509 (3)	ANDREW BACON (t/a AB Airflow) (1)	78 years from 01/03/1993 until 2071	£6,500	01/03/2014 and 21 yearly (2)
1A (ii)	Land		0.004	0.01 (3)		69 years from 21/08/2002 until 2071	£128	20/08/2023 and 21 yearly (2)
Totals		746 sq m (8,029 sq ft)	0.21	0.519			£6,628	

(1) AB grew out of two government backed investigations into the efficiency of truck aerodynamics. For further information, please refer to www.abairflow.co.uk
(2) Various ground rent reviews and renewals have recently been settled on this estate. For further information please refer to the Auctioneers.
(3) Please note that these areas are stated in the lease but is an approximation only, purchasers are deemed to have made their own investigations.

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