

lot 13

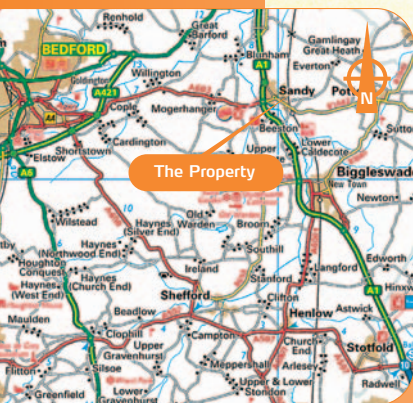
Unit 4, Stockton End, Middlefield Industrial Estate
Sandy, Bedfordshire SG19 1RB

Rent
£7,600
per annum
exclusive

Freehold Ground Rent Investment

- Let until 2073
- Important 2016 Rent Review
- Approximate site area of 0.20 hectares (0.50 acres)

- Established Industrial Estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings



Location

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 south 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 0.20 hectares (0.50 acres) upon which has been constructed a substantial purpose built industrial building.

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
4	Warehouse/ Office	1,147.44 sq m (12,351 sq ft)	0.20	0.50	E BLAKE & G BLAKE (t/a Caltime Limited) (1)	99 years from 1st July 1974 until 2073 on a full repairing and insuring lease	£7,600	01/07/2016 and 14 yearly (2)
Totals		1,147.44 sq m (12,351 sq ft) (3)	0.20	0.50 (4)			£7,600	

- (1) The tenants are Directors of Caltime Limited who are currently occupying the premises.
- (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 do not include the mezzanine floor.
- (4) Please note that this area is stated in the lease but is an approximation only, purchasers are deemed to have made their own investigations.

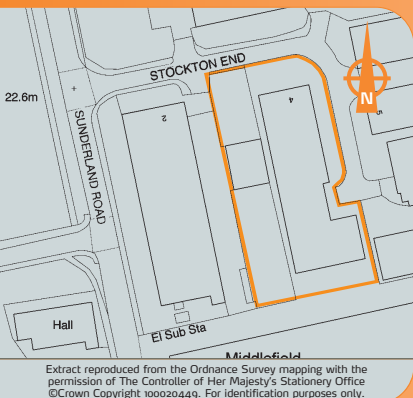
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