

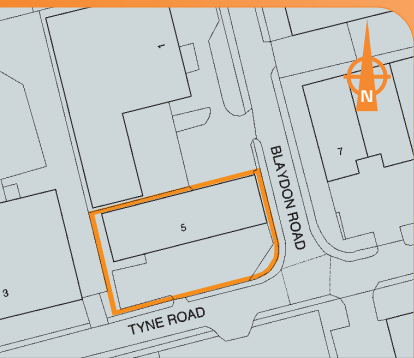
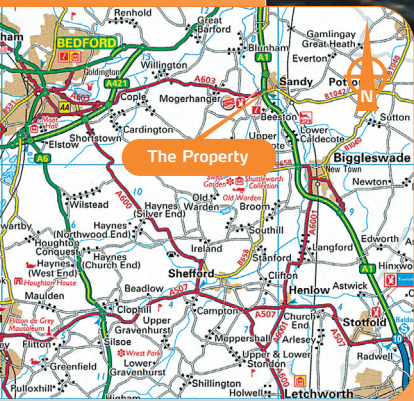
lot 18

Unit 5 Tyne Road, Middlefield Industrial Estate  
Sandy, Bedfordshire SG19 1SA

Rent  
£10  
per annum  
exclusive

Freehold Ground Rent Investment

- Let until 2077
- Approximate site area of 0.13 hectares (0.33 acre)
- Established industrial estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and Dutton Engineering



**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 prominently situated in a corner position at the junction of Tyne Road and Blaydon Road in the established Middlefield Industrial Estate, the principal industrial area of Sandy. Tyne Road is accessed via 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 0.13 hectares (0.33 acre) upon which has been constructed a purpose built industrial and office 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.
5	Industrial/Office	553.7 sq m (5,960 sq ft)	0.13	0.33	<b>M JOHNSTON &amp; S JOHNSTON (t)</b>	99 years from 09/10/1978 until 2077 on a full repairing and insuring lease	£10
<b>Totals</b>		<b>553.7 sq m (2) (5,960 sq ft) (2)</b>	<b>0.13</b>	<b>0.33 (3)</b>			<b>£10</b>

- (1) Please note that the tenant has sublet the property to Flexible Switch Technologies Ltd, who are currently occupying the premises and who are designers and manufacturers of membrane switches, membrane switch panels and industrial graphics. (Source:www.flexibleswitch.co.uk) The seller does not have a copy of this sublease nor any details under which Flexible Switch Technologies Ltd occupy the property.
- (2) Please note that these floor areas have been measured on a gross external basis.
- (3) Please note that this area is stated in the lease but is an approximation only, purchasers are deemed to have made their own investigations.

**For further details please contact:**

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