

Unit 2, Tyne Road, Middlefield Industrial Estate Sandy, Bedfordshire SG19 1RB

lot 19

Freehold Ground Rent Investment

- Let until 2077
- Important 2018 rent review
- Approximate site area of 0.40 hectares (1 acre)
- Established industrial estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and Dutton Engineering

Rent
£19,780
per annum
exclusive



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 prominently situated on the south side of Tyne 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 0.40 hectares (1 acre) upon which has been constructed a workshop, portacabins and storage facilities.

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
2	Workshop Office & Storage	481.5 sq m (5,183 sq ft)	0.4	1	SANDY NOMINEES (1) LTD & SANDY NOMINEES (2) LTD (1)	99 years from 29/09/1978 until 2077 on a full repairing and insuring lease	£19,780	29/09/2018 and 10 yearly thereafter (2)
Totals		481.5 sq m (5,183 sq ft)	0.4	1 (3)			£19,780	

(1) Please note that the tenant has sublet the property to Lavendon Access Services (UK) Limited, t/a EPL Access, who are currently occupying the premises. Lavendon Access Services (UK) Limited are part of Lavendon Group plc, the European market leader in the rental of self-propelled booms and scissor lifts with a growing fleet of the more specialised truck-mounted access platforms. Across Europe and the Middle East, the company operates a fleet of 24,500 machines from a network of 115 depots. (Source: www.nationwideplatforms.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 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:

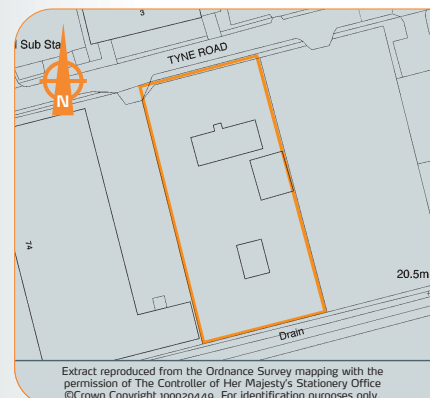
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