

## Sandy

### 51 Gosforth Close Middlefield Industrial Estate Bedfordshire SG19 1RB

- **Leasehold Industrial Property**
- Located in established industrial estate
- Active management opportunities on letting unit
- Comprises 719.15 sq m (7,739 sq ft) vacant accommodation

## Vacant

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



### Tenure

Leasehold. Held for a term of 99 years from 18th April 1979 (thus having approximately 66 years unexpired) at a current rent of £7,200 per annum subject to upward or downward reviews every 10th year to current Market Rental Value of the site, or a sum agreed between the lessor and lessee.

### Location

Sandy is a small town situated about 8 miles east of Bedford, 45 miles north of Central London and serves a population of some 12,500. The town sits at the junction of the A603 and the A1, the UK's principal north-south route serving the eastern side of the country. Middlefield Industrial Estate is located to the north-east of the town centre and includes a variety of local businesses. The property is situated on Gosforth Close to the north of the estate.

### Description

The property is arranged on ground and one upper floor to provide an industrial/workshop unit on ground floor with office accommodation to the first floor.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>665.60 sq m</b>	<b>(7,164 sq ft)</b>
<b>First Floor</b>	<b>53.55 sq m</b>	<b>(575 sq ft)</b>
<b>Total</b>	<b>719.15 sq m</b>	<b>(7,739 sq ft)</b>

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 114 Band E (Copy available on website).

