



TO LET

SANDY INDUSTRIAL ESTATE,
2 BLAYDON ROAD, SANDY,
SG19 1RZ
6,727 Sq Ft

- STEPPED RENT INCENTIVES AVAILABLE
- Secure Self-Contained 9,000 sqft yard
- LED lighting through out
- Recently Refurbished
- Full Height Electric roller shutter
- 3 Phase Power

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 4 SANDY INDUSTRIAL ESTATE 2 BLAYDON ROAD, 2 BLAYDON ROAD, SANDY, BEDFORDSHIRE, SG19 1RZ

Unit 4 provides approximately **6,727 sq ft** of modern industrial / warehouse accommodation, together with a secure self-contained yard extending to approximately **9,000 sq ft**.

The property has been recently refurbished and provides predominantly open-plan warehouse accommodation with **LED lighting throughout, 3 phase power, a full-height electric roller shutter loading door** and separate pedestrian access. The warehouse benefits from an approximate **8m eaves height**, supporting a range of industrial, storage, distribution, workshop or trade occupier requirements, subject to the necessary consents.

The secure yard provides valuable external storage, vehicle circulation and loading space, making the unit particularly well suited to occupiers requiring both internal warehouse accommodation and dedicated external yard provision.

The unit also benefits from a prominent corner position and allocated parking within the estate.

Location

Sandy Industrial Estate is located within the established **Middlefield Industrial Estate**, approximately **1 mile from Sandy town centre** and around **1 mile from the A1**, providing strong access to the wider road network.

The estate is home to a range of industrial and commercial occupiers, with nearby occupiers including **Marshall's PLC, Buildbase, DW Mouldings, Ashted Technology and Wentworth Laboratories**.

Nearby railway stations include:

Sandy Station – approximately 1.2 miles

Biggleswade Station – approximately 4.08 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

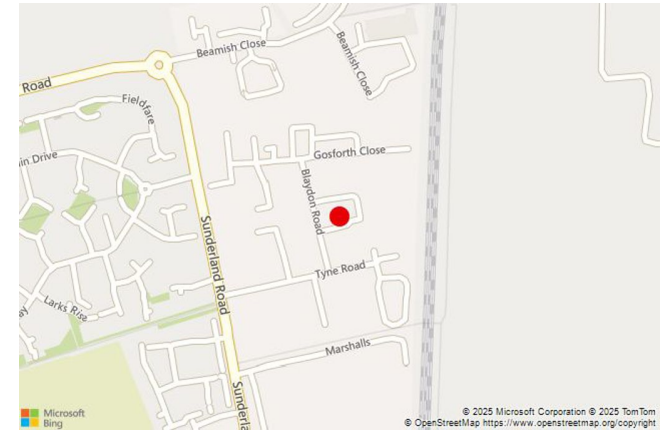
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VAT

VAT may be applicable.

Planning Information

The property is suitable for a range of industrial, storage, distribution, warehouse, workshop or trade uses, subject to the necessary consents. Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.



Additional Information

Rent

A stepped rent structure is available:

Year 1: £67,270 per annum exclusive

Year 2: £73,997 per annum exclusive

Year 3: £80,724 per annum exclusive

Viewing

Strictly by appointment through Petchey Holdings.

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