

## PLOT 3 BEAMISH CLOSE

Middlefield Industrial Estate  
Sandy  
Bedfordshire  
SG19 1SD



# TO LET.

**OPEN SECURE STORAGE YARD**

2.122 ACRES (92,436 SQ FT)



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## Location

The property is located in a commercial area lying approximately 1 mile due north of Sandy town centre, within the Central Bedfordshire Council. Close to Sandy town centre and just over 1 mile to the south is Sandy Railway Station which has a scheduled service to London St Pancras International of approximately 45-50 minutes. The nearest junction of the A1(M) is approximately 900m to the west, to the north of England and also down to the M25 south. The nearest major town is Bedford lying just over 7 miles to the West.

The property is approximately 45 miles north of London, 8 miles east of Bedford, 4 miles north of Biggleswade and 22 miles southwest of Cambridge. The subject property is situated on the well-established Sunderland Road Industrial Estate and offers a prominent position.

## Description

The property comprises of a mostly flat and level site of regular dimensions occupying a prominent corner plot of the north end of the Sunderland Road Industrial Estate. It has palisade fencing to the road frontage, as well as palisade gates set back from Beamish Close to the northern end of the site. Boundaries with adjoining sites are a mix of palisade chain fencing and chain-link fencing.

The site is currently used for storage of excavators, cranes and other machinery, and currently has a covered maintenance area, as well as portable cabins on site offering office accommodation with toilet and shower facilities. The site has a drainage system or interceptor at the southern end of the site. The site has access to power and water.

## Accommodation

Storage Area	2.122 acres	92,436 sq ft
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## Features

- Prominent corner plot
- Easy access to A1
- Located on an established industrial estate close to the town centre
- Secure site

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£220,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £42,250. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



