

FOR SALE

10,538 Sq Ft

(978.98 Sq M)

- Light Industrial / Warehouse Unit With Offices
- 1 Acre Site Providing Ample Parking And Rear Yard Area
- Long Leasehold Interest With 54 Years Remaining
- Fenced And Gated Site



1 Gosforth Close

Sandy, SG19 1RB



LOCATION

- Gosforth Close forms part of the Middlefield Industrial Estate in Sandy. Sandy is a small Bedfordshire market town roughly 8 miles east of Bedford, 18 miles south-west of Cambridge, and 43 miles north of London.
- Nearby road links include the A1 just west of Sandy town centre that provides access toward London to the south and Peterborough to the north. Sandy also benefits from quick access to the A603 & B1042 linking Sandy east-west to the nearby town of Bedford, and connect to the A421 offering further access toward Milton Keynes (M1) and Cambridge (A14).

/// what3words

///upsetting.inkjet.sampled

 Google Maps

[Click here](#)



DESCRIPTION

- Self contained, fenced and gate site of 1 acre with detached warehouse / industrial unit, ample parking and yard area to the rear. Constructed as two adjoining units and combined internally the premises comprise offices and staff welfare to the front, and main warehouse areas across the remainder of the building. Eaves height approximately 2.9m and ridge height of 4m.
- The long lease is for a term of 99 years from the 25th March 1981 with an unexpired term of approximately 54 years. The ground rent payable is £28,300 per annum. The lease provides for reviews of the ground rent every 10th year of the term and the next review is in March 2031. Interested parties are strongly advised to seek financial advice as the short term nature of the long leasehold interest may not comply with lending criteria.

TERMS

Offers in excess of £500,000 exclusive for the remainder of the 99 year long leasehold interest that commence on the 25th March 1981 with **approximately 54 years remaining**

These particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

ACCOMMODATION

Total	978.98 SQ M 10,538 SQ FT
--------------	---------------------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

CONTACT:

 **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

 **DICCON BREARLEY**
07896 086 291 diccon.brearley@kirkbydiamond.co.uk