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TO LET
Works Unit & Yard
Tetworth Estate
Waresley Road, Gamlingay,
Sandy SG19 3NZ



Total area available 6,140 sq.ft (569m²)

- Early Occupation
- New Lease
- Secure site

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A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

Tetworth Estate, Low Farm, Waresley Road, Gamlingay SG19 3NZ

LOCATION

The premises are located off the B1040 Gamlingay to Waresley Road approached via a private access road off the main highway, by just over half a mile. A rural farm location which provides good privacy.

DESCRIPTION

The detached works building is corrugated steel sheet clad with a lower upstand in brick with steel frame above and steel truss roof. The yard area is hard surfaced of concrete finish.

ACCOMMODATION

Works building	1,280 sq.ft	(118m ²)
Office within that area	100 sq.ft	(9.29m ²)
Eaves Height	11ft approx.	(3.35m)
Ridge Height	16ft approx.	(4.87m)
Entrance Door	10ft w x 9.5ft h	(3m x 2.98m)
Yard area	4,860sq.ft	(451m ²)



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SERVICES

Mains 3 phase electricity and water are available.

TENURE

Leasehold terms will be by negotiation dependent upon the requirements of the tenant.

RENT

£19,800 per annum exclusive

POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs.

VAT

Value added tax may be payable on the rent or other charges or payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, taking appropriate professional advice.



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VIEWING

Strictly by appointment with the agents, Cliftons 01767 312131 or 600111.





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