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Commercial Property Consultants

TO LET

LIGHT INDUSTRIAL WAREHOUSE PREMISES

**5 Darlington Close
Sandy
Beds SG19 1RW**



Gross Internal Floor Area 7,015sq.ft [651.7m²]

- Clear open span workspace
- Generous front offices
- Mezzanine storage
- Loading / parking areas
- New Lease

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

5 Darlington Close Sandy SG19 1RW

LOCATION

The property is situated on the northern side of Sandy, at the edge of the established Sunderland Road Industrial Estate. The location provides excellent access to the **A1**, approximately **0.5 miles** away, while **Sandy mainline railway station** is located approximately **1.5 miles** from the property.

DESCRIPTION

The property comprises a mainly detached unit linked at one point with the neighbouring premises with a generous range of office facility. The main works area has a clear span with a rear side loading door and a mezzanine storage with additional office space under.

Externally there is good parking for at least 12 cars in addition to the loading access. The site is of regular construction with a shared entrance into a large yard used by others. The building is of standing brick main construction and steel frame works building with a pitched roof.

The accommodation historically has been used more recently within the pharmaceutical industry and includes a secure vault storage under the mezzanine as an additional facility.

BUILDING FEATURES

- Workspace features main eaves 17ft [5.18m]
- Ridge height 20ft [6.09m]
- Roller shutter 10ftw x 13.5h [3.04m x 4.11m]

ACCOMMODATION

Office front corner	188sq.ft	[17.5m ²]
Side office	101sq.ft	[9.38m ²]
Front main office	370sq.ft	[30.37m ²]
Boardroom	288sq.ft.	[26.75m ²]
Works office	129sq.ft	[11.98m ²]
Kitchen fully tiled		
3 toilets fully tiled	one includes a shower.	
Main works space	4940sq.ft	[458.92m ²]
Secure vault	105sq.ft	[9.785m ²]
Mezzanine office	126sq.ft	[11.7m ²]
Mezzanine	768sq.ft	[71.35m ²]
Total	7015sq.ft	[651.7m ²]

OUTSIDE

A corner location with hard surface parking for at least 12 cars plus loading access.

The shared entrance area used by others allows for turning for larger vehicles if required.

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SERVICES

All mains services connected including three phase electricity supply and air conditioning.

None of the utilities have been tested.

RATES

Rateable Value from April 2026 £46,750

EPC

Awaited

TENURE

The property is available leasehold for a period to be determined.

RENT

£55,000 per annum.

POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

Each party to bear their own legal costs.

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VAT

All figures are exclusive of VAT. Value added tax may be payable and prospective purchasers ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111

PICTURES





