

# Unit 6, Tyne Road, Middlefield Industrial Estate Sandy, Bedfordshire SG19 1RB

lot 13

## Freehold Ground Rent Investment

- Let to Watkiss Automation Limited until 2077
- 2018 rent review
- Approximate site area of 0.40 hectares (1 acre)
- Established industrial estate
- Nearby occupiers include Travis Perkins, Marshalls Mono Concrete Ltd and Dutton Engineering

Rent  
**£19,000**  
per annum  
exclusive



### Location

Estimated District Population: 15,000  
Miles: 13 miles east of Bedford  
26 miles west of Cambridge  
59 miles north of Central London  
Roads: A1(M), M1, M11, M25  
Rail: Sandy  
Air: Luton

### Situation

The property is prominently situated on the north side of Tyne Road in the established Middlefield Industrial Estate, the principal industrial area of Sandy. Tyne Road is accessed via Sunderland Road, which provides access to the A1 (London Road) via Bedford Road. Nearby occupiers on the estate include Travis Perkins, Marshalls Mono Concrete Ltd and DW Mouldings.

### Description

The property comprises a SITE of approximately 0.4 hectares (1 acre) upon which has been constructed a PURPOSE BUILT OFFICE AND WORKSHOP.

### Tenure

Freehold.

### VAT

VAT is applicable on this lot.

Please note that the property adjoins Lot 23 in the catalogue

### Tenancy and accommodation

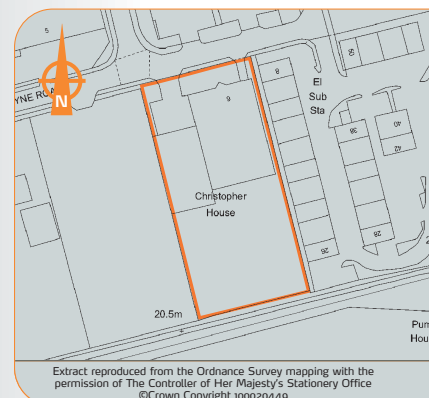
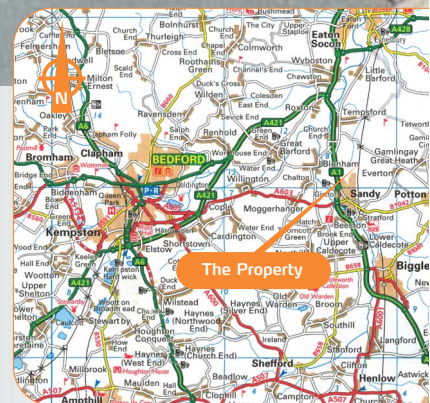
Floor	Use	Floor Areas (Approx)	Hectares	Acres	Tenant	Term	Rent p.a.x.	Reviews
6	Workshop, Office and Storage	1,086.20 sq m (11,692 sq ft)	0.4	1	<b>WATKISS AUTOMATION LIMITED (2)(3)</b>	99 years from 29/09/1978 until 2077 on a full repairing and insuring lease	£19,000	29.09.2018 and 10 yearly thereafter (4)
<b>Totals</b>		<b>1,086.20 sq m (11,692 sq ft)</b>	<b>0.4</b>	<b>1 (1)</b>			<b>£19,000</b>	

(1) The lease refers to the acreage as '1 acre or thereabouts'. (2) Watkiss Automation Ltd is an award winning business that has been designing, manufacturing and supplying collating and print finishing equipment for over 30 years. The result is innovative and practical product design, a total commitment to build quality and a worldwide support network of factory trained staff. So far they have installed over 15,000 Watkiss machines in more than 80 countries. (Source: www.watkiss.com 07/06/2010) For the year ending 28th February 2009, Watkiss Automation Ltd reported a turnover of £7,145,000, pre-tax profits of £503,000 and a net worth of £1,759,000. (Source: www.riskdisk.com 07/06/2010) (3) The tenant also occupies another unit on the estate. (4) Various ground rent reviews and renewals have recently been settled on this estate. For further information please refer to the Auctioneers.

### For further details please contact:

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