



First Floor Offices, 30a Market Square, Sandy, Bedfordshire SG19 1JA

OFFICES/EDUCATION/COMMUNITY USE

- ▶ **1,099 sq ft (102.1 sq m)**
- ▶ **Self-contained offices**
- ▶ **Suitable for a variety of uses within Class E**
- ▶ **Located in the heart of Sandy town centre**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

The premises are centrally located in the town centre on Market Square and are situated above the Co-op Food Store. Adjacent occupiers include Barnardos, Post Office and Dominoes.

Sandy is located approximately 8 miles to the east of Bedford.

Description

Self-contained first floor suite comprising a large open plan office with small partitioned room. There is a kitchen and w.c.'s off the hallway. The offices benefit from a suspended ceiling with inset Category 2 lighting, laminate floor and is served by gas central heating.

The offices are accessed via staircase approach from the in a passageway leading from the car park to the Co-op food Store.

Accommodation

	Sq M	Sq Ft
First Floor	102.1	1,099
Total	102.1	1,099

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have Class E (Business, Commerce & Services) consent under the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses including offices, healthcare, wellbeing and fitness centre, education and community uses. Interested parties should clarify their use direct with the local planning authority.

Tenure

The premises are available on a new flexible term lease on a full repairing and insuring basis via a service charge.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £17,000. Source: VOA

Rent

Rental £12,500 per annum exclusive of VAT, business rates (if applicable) and other outgoings.

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E (105) and is valid until 8th May 2033

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 13-Apr-2026



