



TEMPSFORD HALL

Tempsford, Sandy, SG19 2BD

To Let (May Sell) - HQ office building approximately 60,724 sq ft (5,641 sq m) set within a mature landscaped setting



THE OPPORTUNITY

- Refurbished accommodation ready for immediate occupation
- A blend of open plan modern workspace and traditional oak paneled rooms within the historic hall
- Generous parking allocation at 1:200 sq ft (302 spaces)
- Competitive, flexible lease terms available
- Available in part or as a whole
- EPC B(33) with large PV installation
- On site gym facilities and nature walks promoting wellbeing



DESCRIPTION

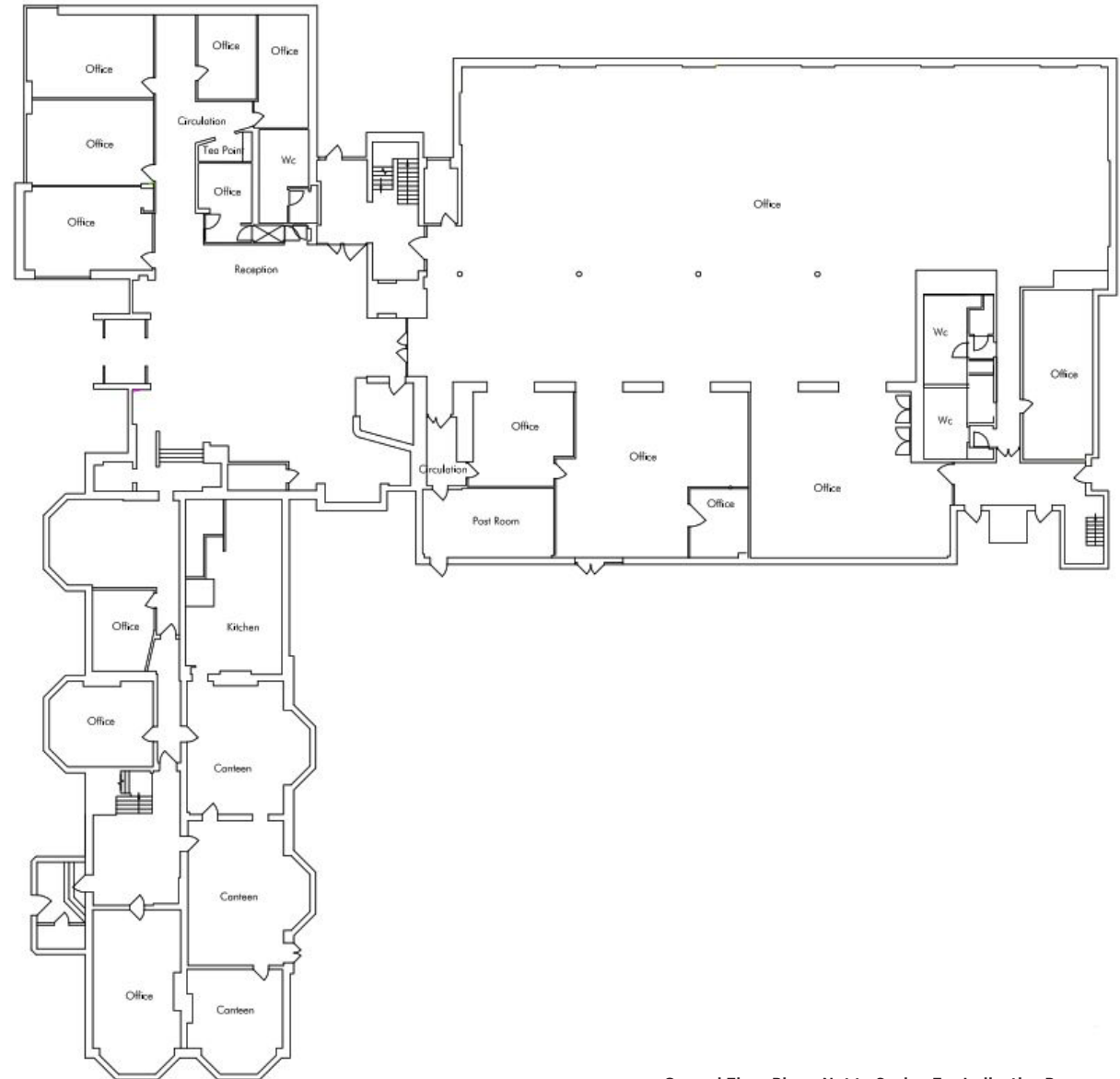
The wider Campus comprises two standalone office buildings, the larger being Tempsford Hall which combines the period Old Hall along with a substantial extension and refurbishment which took place in 2014.

The three storey building provides a sympathetic blend of well maintained cellular period office accommodation and open plan modern flexible workspace. The property is capable of subdivision or would provide an unique headquarters campus suitable for an occupier promoting sustainability and wellbeing

ACCOMMODATION

The buildings comprise the following areas measured on a Net Internal Area basis.

FLOOR	USE	SQ M	SQ FT
TEMPSFORD HALL (2014 EXTENSION)			
Basement	Storage	251.9	2,711
Ground	Office	1,289.60	13,881
Ground	B.M.A	57.7	621
Ground	Reception	217.9	2,345
First	Office	1,239.30	13,340
Second	Office	1,350.60	14,538
TOTAL		4,407	47,436
TEMPSFORD HALL (OLD HALL)			
Basement	Office	222.7	2,397
Ground	Office	282.2	3,038
Ground	Ancillary	71.1	765
First	Office	337.8	3,636
First	Ancillary	8.9	96
Second	Office	299.6	3,225
Second	Ancillary	9.7	104
TOTAL		1,232	13,261



Ground Floor Plan - Not to Scale - For Indicative Purposes Only

TERMS

The building is available immediately by way of new effective full repairing and insuring lease for a term to be agreed direct with the landlord. The rent will be £12.50 per sq ft per annum exclusive.

Alternatively the office buildings can be purchased on a freehold basis individually or combined. For freehold terms please contact the agent.

SERVICE CHARGE

A service charge is to be levied for the maintenance, repair and upkeep of the communal areas, as well as the wider estate.

EPC

The property has an EPC rating of B(33).

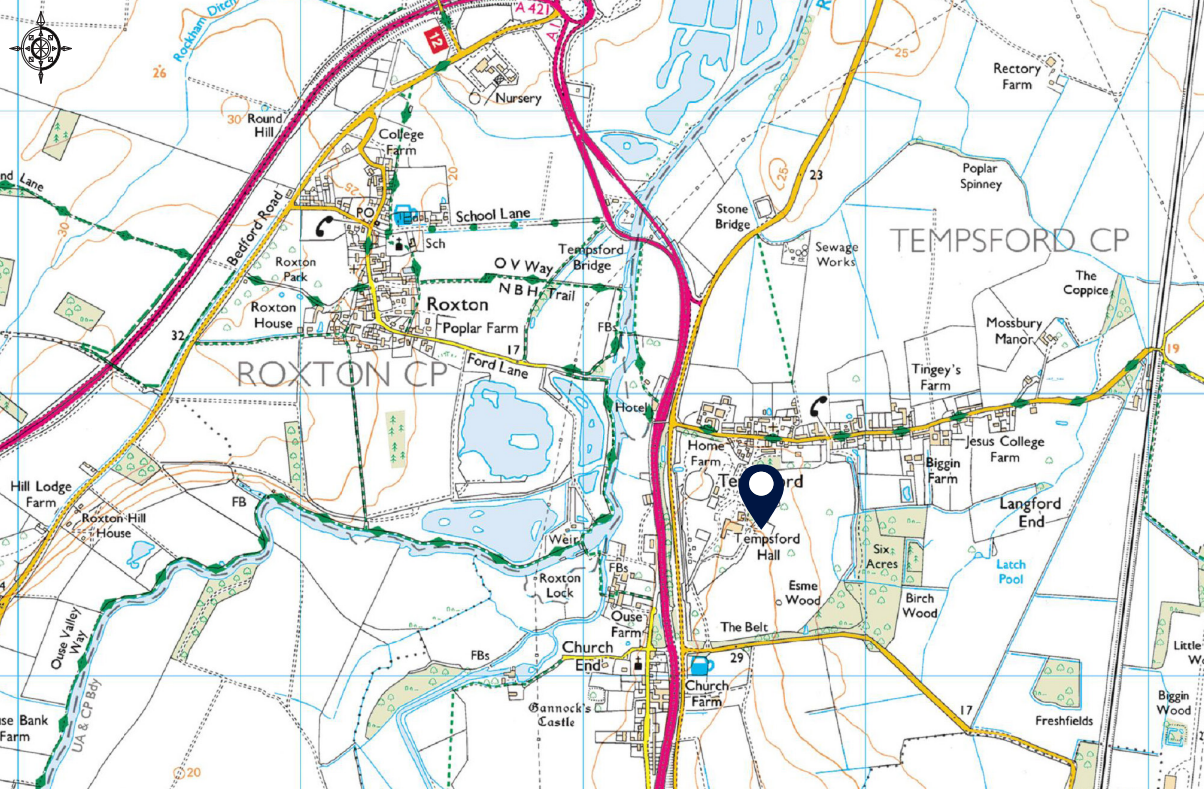
SERVICES

We understand that all mains services are available to the property but these and other items of equipment, including the fixtures, fittings and appliances have not been tested by this firm and therefore no warranties can be given in respect of their condition. Prospective tenants must satisfy themselves as to their condition.

VAT

All figures are quoted exclusive of VAT.





LOCATION

Tempsford Hall is located directly to the east of the A1 and A421 with excellent road connectivity. Nearby Sandy mainline station offers direct train links into Kings Cross in 52 minutes.

The Campus has two access points being Station Road to the north and Tempsford Road to the south.

VIEWINGS

Strictly by appointment only with sole agents Savills.

Phillip Ridoutt

+44 (0) 1223 347 079
 +44 (0) 7807 999 036
 pridoutt@savills.com



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