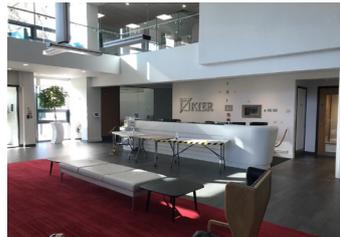


TEMPSFORD HALL, TEMPSFORD

Sandy, SG19 2BD

From 16,292 – 76,989 sq ft (1,513.5 – 7,152.3 sq m)



Key Highlights

- HQ office campus set in attractive landscaped site
- Generous parking allocation at 1:200 sq ft
- Recently refurbished accommodation
- Competitive flexible terms available

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132-134 Hills Road CB2 8PA

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Location

Tempsford Hall is located in the village of Tempsford, east of Bedford and equidistant between St Neots and Sandy. The Campus is directly to the east of the A1 and A421. Nearby Sandy 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.

Description

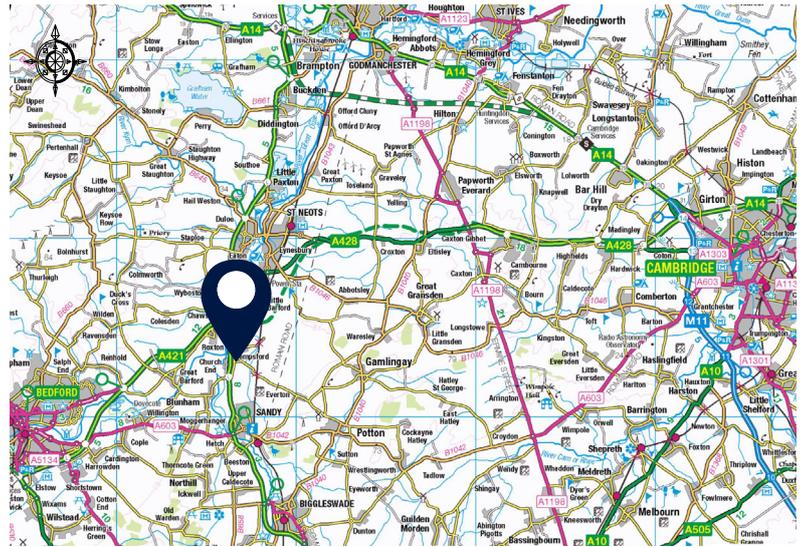
The Campus comprises two standalone office buildings, the larger being Tempsford Hall which combines the period Old Hall along with an extension and substantial refurbishment which took place in 2014.

Lysander House comprises a three storey modern office building constructed in 2005. It is fully air conditioned and available for immediate occupation on a largely open plan basis with demountable partitioning.

Accommodation

The buildings comprise the following areas measured on a Net Internal Area basis. All figures used are for guidance purposes only, and all applicants are advised to make their own checks.

Floor	Use	Sq m	Sq ft
Tempsford Hall (2014 Extension)			
Basement	Storage	251.9	2,711
Ground Floor	Office	1,289.60	13,881
Ground Floor	B.M.A	57.7	621
Ground Floor	Reception	217.9	2,345
First Floor	Office	1,239.30	13,340
Second Floor	Office	1,350.60	14,538
Total		4,407	47,436
Tempsford Hall (Old Hall)			
Basement	Office	222.7	2,397
Ground Floor	Office	282.2	3,038
Ground Floor	Ancillary	71.1	765
First Floor	Office	337.8	3,636
First Floor	Ancillary	8.9	96
Second Floor	Office	299.6	3,225
Second Floor	Ancillary	9.7	104
Total		1,232	13,261
Lysander House			
Ground Floor	Office	508.4	5,472
First Floor	Office	502.6	5,410
Second Floor	Office	502.6	5,410
Total		1,513.6	16,292



Lease Terms

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

Alternatively each of the office buildings can be purchased on a freehold basis individually or combined.

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment only with sole agents Savills.

Contact

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pridoutt@savills.com

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