

TO LET
LIGHT INDUSTRIAL UNIT



**Unit 7 , Newark Close, Royston,
Hertfordshire, SG8 5HL**

- Modern light industrial unit
- 5 car parking spaces
- Manual loading door and three phase power
- First floor offices

LOCATION

Royston is a busy North Hertfordshire market town located on the border with South Cambridgeshire. The town has excellent road communications via the A505, A10 and M11.

The subject premises are located within Newark Close, off York Way, within the main commercial/industrial area of Royston, and just a ten-minute walk from Royston railway station.



DESCRIPTION

Units 7 is a modern, two-story terraced industrial unit of steel-frame and brick/block construction. It features a front-loading manual roller shutter, ground-floor workshop space, and first-floor offices. The unit is well-equipped with a kitchenette and WC facilities on both floors.

The property both has gas-fired central heating, a three-phase power supply, and parking for up to five cars.

Permitted use within class E(g)(i),(ii) and (iii).

ACCOMMODATION

Total Unit 7	1,750 Sq Ft	162.57 Sq M
Ground Floor	1,108 Sq Ft	102.93 Sq M
First Floor	642 Sq Ft	59.64 Sq M

RATEABLE VALUE

Please contact directly for the breakdown.



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Unit 7 - C (69)

QUOTING RENT

£18,750 Per Annum

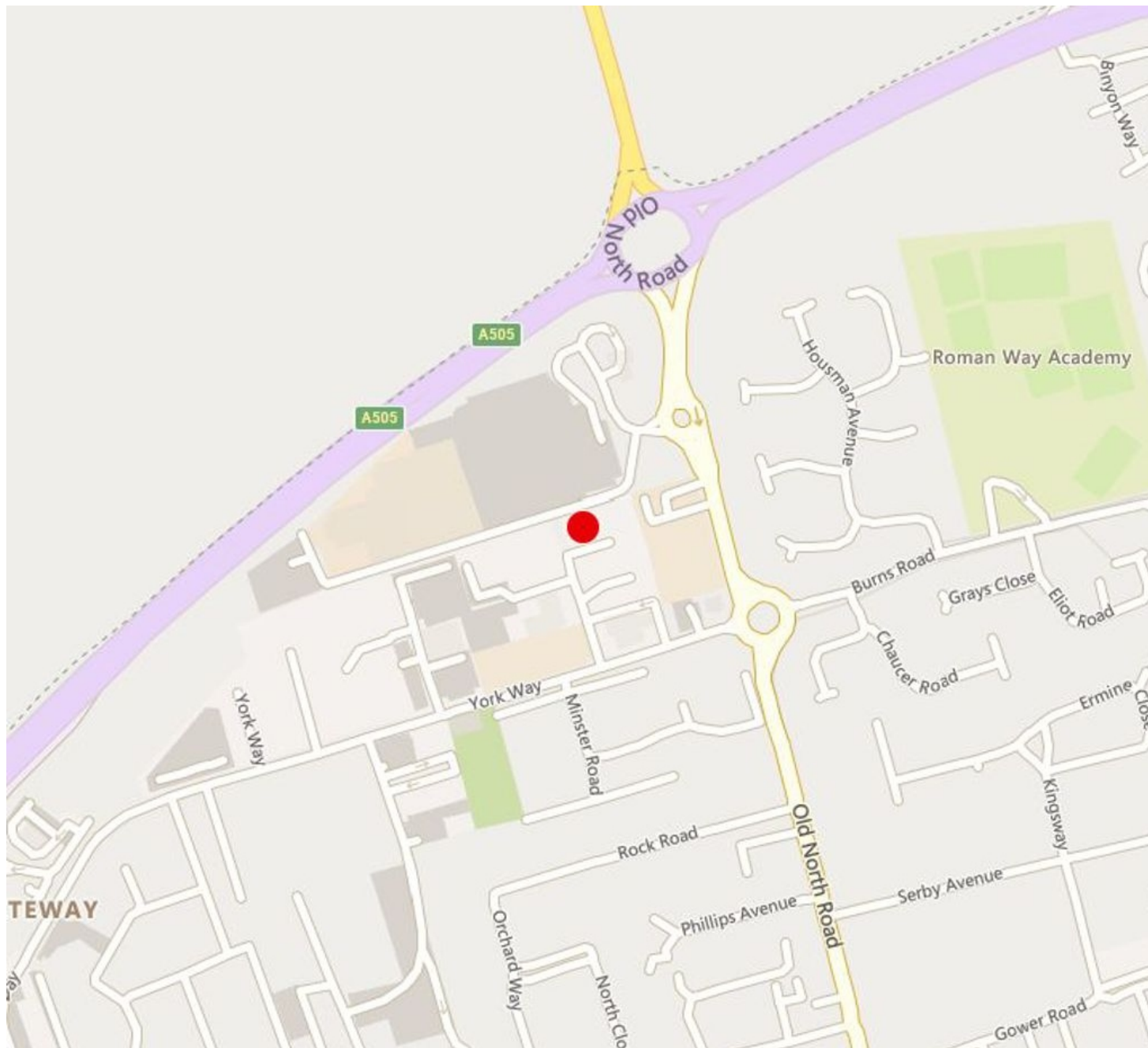
TENURE

The property is available by way of assignment of the current lease. The current lease expires on 14 March 2029.

The unit is also available on a new lease subject to negotiation of new terms.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



To arrange a viewing please contact:



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