TO LET
INDUSTRIAL

GRAHAM SIBBALD



Unit 2, Royston Road,
Baldock, Hertfordshire,
SG7 6PA

- Well established trade location
- Ancillary office accommodation
- Electric loading door
- 7 Parking spaces available

LOCATION

Baldock is a North Hertfordshire market town situated close to the Cambridgeshire border, positioned conveniently between Letchworth Garden City and Royston.

The town benefits from exceptional road communications, located just minutes from Junction 9 of the A1(M) and served directly by the A505 and A507 trunk routes.

The subject premises are positioned within one of Baldock's established commercial areas. The location is situated less than a ten-minute walk from Baldock railway station, which offers fast, direct rail services to both London King's Cross and Cambridge.



DESCRIPTION

Unit 2 comprises a modern industrial/warehouse unit of steel portal frame construction with profile metal-clad elevations beneath a pitched roof. The accommodation provides a clear-span warehouse area with good eaves height, benefiting from loading access via a roller shutter door and ancillary office accommodation to both ground and first floor level.

The unit is finished to a good standard throughout and benefits from allocated parking and loading facilities. There are five spaces externally to the front of the unit and two additional spaces opposite. The property would be suitable for a range of industrial, storage, distribution and trade counter uses.

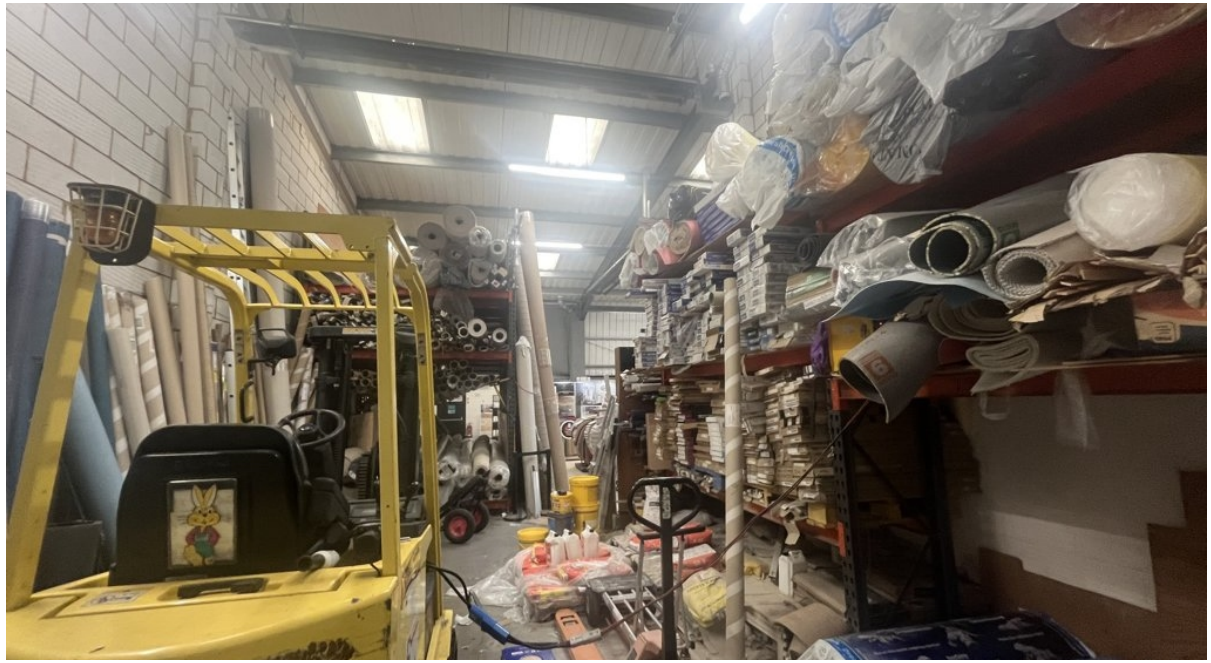
ACCOMMODATION

Ground Floor	2,267.00 Sq Ft	210.60 Sq M
First Floor	243.85 Sq Ft	22.65 Sq M
Total	2,510.85 Sq Ft	233.26 Sq M

RATEABLE VALUE

The current rateable value of the unit is £28,500 with rates payable of £12,337 as of April 2026.





VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate is available on request.

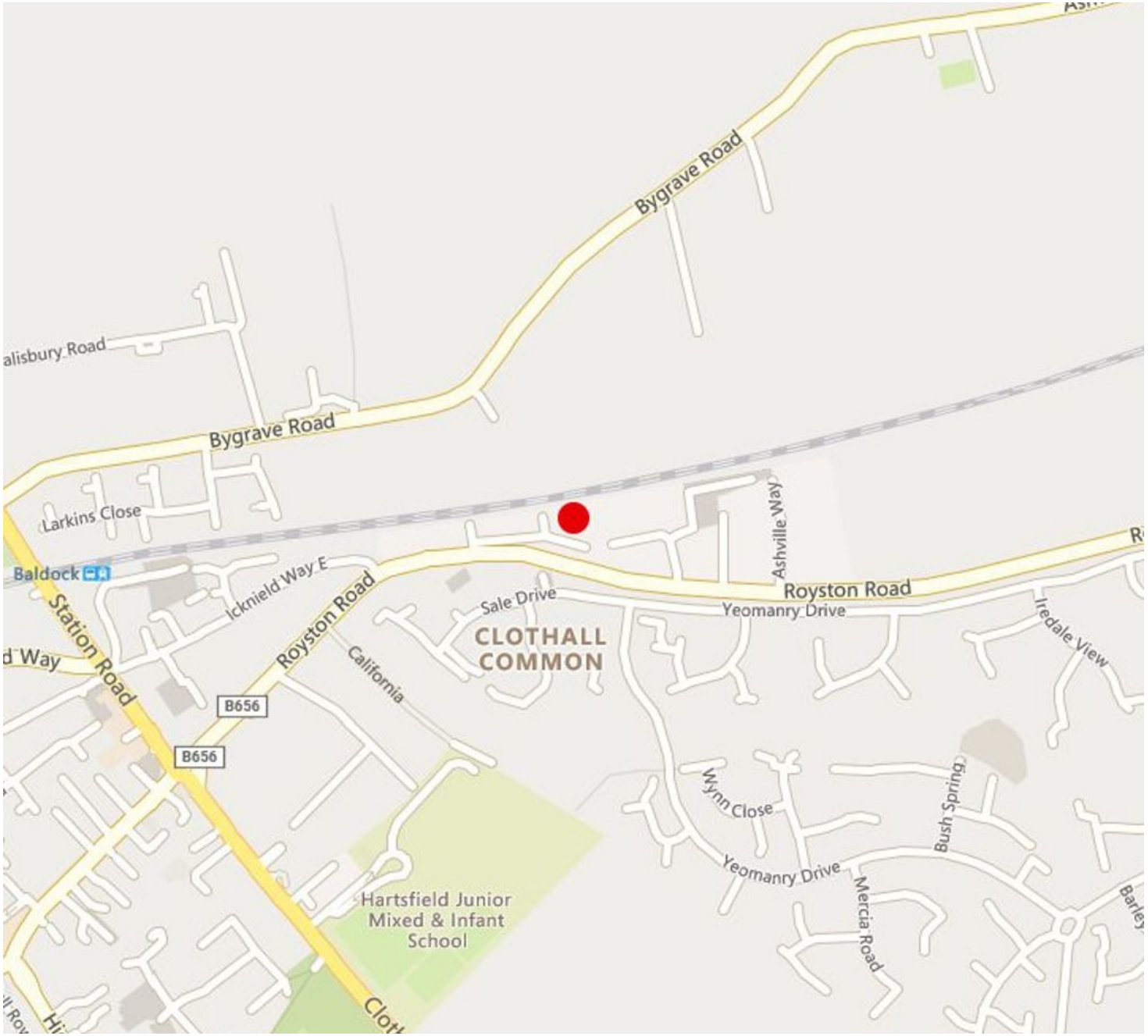
QUOTING RENT
£26,500 Per Annum

TENURE
Available to be let on a new FRI lease or by way of assignment of existing lease.

Assignment available until 28/09/2028. Further details available upon request.

SERVICE CHARGE
There will be an additional service charge / estate charge for the upkeep of the estate

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICs regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.