paulwallace commercial
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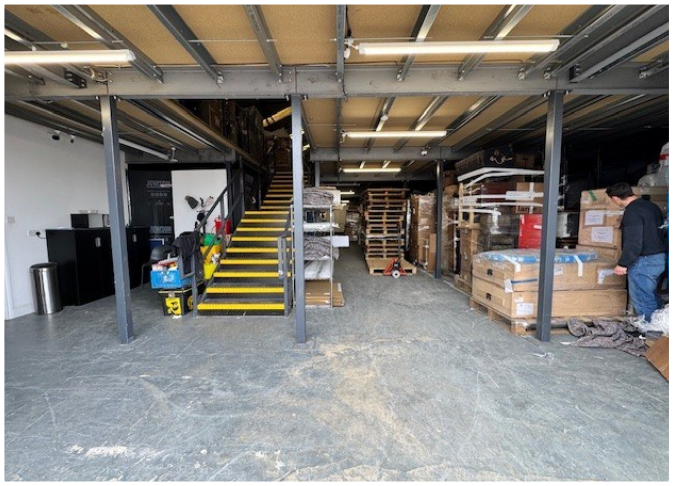
5 SOUTH CLOSE, ROYSTON, HERTS, SG8 5UH



A SMART INDUSTRIAL WAREHOUSE & STORAGE BUILDING

3,545 SQ FT

FOR SALE FREEHOLD

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LOCATION:

The building fronts South Close just past Jewson as part of the main Orchard Road industrial and employment area of Royston wherein occupiers include Johnson Matthey, Thermal Engineering Limited, Conqueror Industries and Hamleys.

The industrial areas have recently been linked through to the retail & trade warehouse park wherein occupiers include Aldi, Marks & Spencer, Costa, Screwfix and Tool Station, from where there is immediate access out onto the dual carriageway A505 providing direct connections to the A10 and the A1 circa 10 miles to the west at Letchworth.

Royston town centre offers a full range of retail and restaurant facilities just over half a mile to the south.

The rail network into London Kings Cross is within a 15 minute walk.

A505 dual carriageway east west route	-	0.5 miles
Royston town centre	-	0.6 miles
M11	-	9 miles
A1	-	10 miles
Cambridge	-	13 miles
Hertford	-	21 miles
London Stansted International Airport	-	35 minutes
London Luton International Airport	-	42 minutes

DESCRIPTION:

An upgraded industrial warehouse building under a pitched steel trussed roof incorporating light panels.

Ground floor	**-**	**3,545 sq ft**
Full cover first floor mezzanine store	**-**	**Unmeasured**

All floor areas and dimensions are approximate.

* Full height 15' roller shutter
* Front yard, loading and parking
* Security bollards
* Three phase power
* Fire & security alarms (untested)
* Toilet
* Office and kitchen
* Recently re-wired
* Previous gas connection

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TENURE:	Freehold.
PRICE:	Upon application.
VAT:	Applicable.
EPC:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £36,250 with effect 1 April 2026. For the 26/27 year rates are chargeable at 43.2p in the £. Interested parties are advised to verify this information at www.voa.gov.uk.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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