

BUSINESS PROPERTY SOLUTIONS

**Unit 3 Saxon Way
Melbourn
Royston
Hertfordshire
SG8 6DN**



Industrial Unit TO LET
APPROX 3,086 SQFT / 286.68 SQM

SUBJECT TO CONTRACT

SUMMARY

The property comprises a light industrial/warehouse unit located in the middle of a terrace of similar units. The unit forms part of a development that we understand originally dates from the early to mid-1980s and was subsequently refurbished by the regional developer, Dencora.

Unit 3 comprises front and rear workshop areas, together with a WC located to the front of the unit. The unit benefits from a manually operated loading door to the front, along with double-glazed windows at both ground and first-floor levels. There is car parking to the front of the unit providing three spaces, whilst allowing full access to the loading door. The unit will be provided as a shell to allow tenant customisation.

The total floor area of the unit is approximately 3,086 sq ft (286.68 sq m), with an eaves height of approximately 5.75 m. The unit is available for immediate occupation.

KEY FEATURES

- Mid-terrace unit on established industrial estate
- Front and rear workshop areas with WC
- Double-glazed windows at ground & first floor
- Excellent access to A10 / A505 / M11
- Close to Cambridge & Royston rail services

Location

Melbourn is located to the east of the A10, approximately nine miles south of Cambridge and four miles north of Royston. The property is situated on an established industrial estate on the south side of the village, within half a mile of the Royston Road/A10 junction. Royston, a small market town in north Hertfordshire (population approx. 14,000), lies close to the Cambridgeshire border and benefits from excellent road communications via the A505, A10 and A1198, providing easy access to the M11 motorway. London is approximately 45 miles to the south, and Royston railway station offers a regular commuter service to London King's Cross.

BUSINESS RATES

Interested parties are advised to contact the relevant Local Authority.

Guide Price

£36,000 per annum

LEGAL COSTS

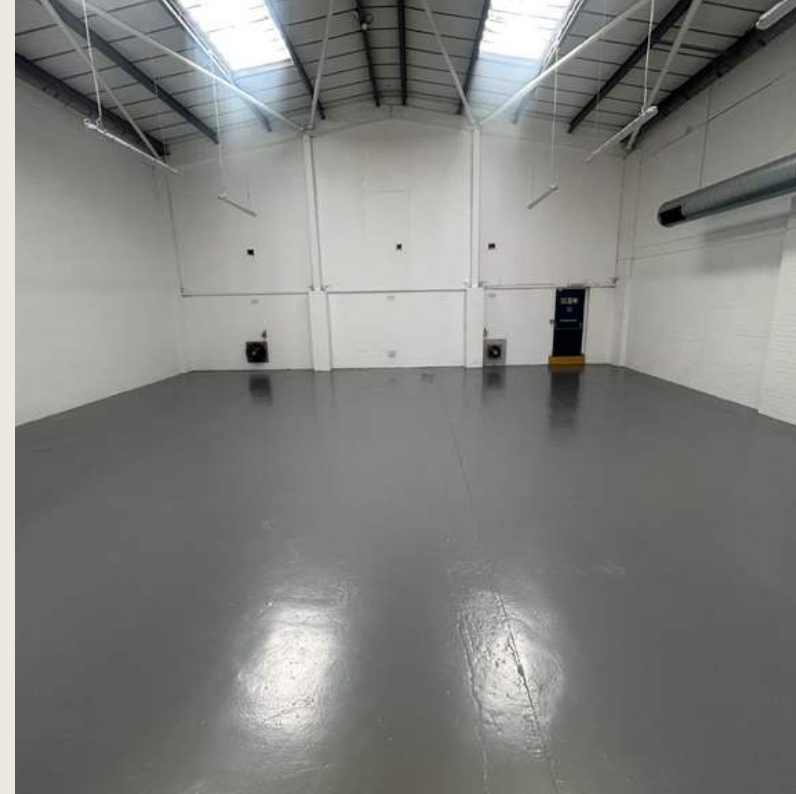
Each party to pay their own costs.
A Non-refundable deposit will be required at the point of instructing a solicitor.

VAT

N/A

EPC RATING

E



Viewings

Strictly via appointments only through sole agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants

Bav Shah MRICS

 Mail@BusinessPropertySolutions.com

 07960 960860 / 020 3325 0344

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