

- Ground floor warehouse
- First Floor Office
- Cat V cabling in office
- First floor office space
- WC and Kitchen Facilities
- Gas Central Heating
- 5 Parking Spaces plus additional forecourt parking

01462 434455

Hannah.Niven@argroup.co.uk

Unit 1 The Quadrant, Newark Close, Royston, SG8 5HL

Warehouse / Industrial Unit with excellent parking

Approx. 214.68 sq m (2,311 sq ft)

TO LET

www.argroup.co.uk

Description

A modern light industrial unit with an open plan ground floor warehouse and first floor offices. The premises were constructed in 1992 to a good quality specification within a courtyard setting. The unit features brick elevations with powder coated aluminium windows and doors under a profiled sheet cladding roof with translucent panels to the production area.

The property benefits from parking to the front for 6 cars, gas central heating and a manual loading door.

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.

These communications have been significantly enhanced with the Baldock bypass providing access to the A1(M) at Letchworth within approximately 10 minutes. The subject premises are located within Newark Close, off York Way, within the main commercial/industrial area of Royston

Floor Area

The approximate gross internal floor area:

Ground Floor	1,572 sq ft	146.09 sq m
First Floor Offices	738 sq ft	68.59 sq m
Total:	2,311 sq ft	214.68 sq m

Price

The unit is available by way of new full repairing and insuring leases for a term to be agreed at a quoted rent of **£24,300 per annum**

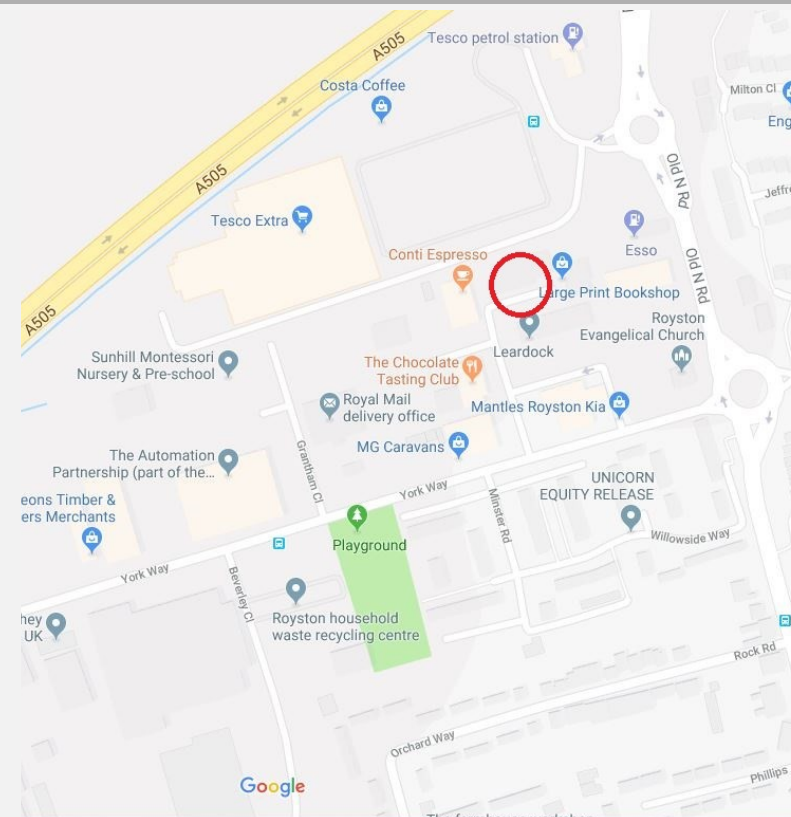
Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £14,750 with rates payable of approximately **£7,360 pa.**

Energy Performance Rating -

D- 93.

VAT - all prices quoted will be subject to VAT



Viewings

Strictly by appointment via the sole agents.

01462 434455 or 07816 175553

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