



**AITCHISON  
RAFFETY**



- Two modern light industrial unit
- First floor offices
- Good sized loading door
- Alarm system
- WC & Kitchen facilities
- Parking for up to 10 cars

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**Units 2 & 3, The Quadrant, Newark Close, Royston, SG8 5HL**

**Two Modern Light Industrial Units with Offices**

**Approx. 2,274 - 4,548 Sq Ft (211.25 - 422.51 Sq M)**

**To Let**



# Units 2 & 3, The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL

## Description

The premises comprise two modern two-storey terraced light industrial units of steel framed construction with brick and blockwork clad.

The units benefit from a manual roller shutter door to the front elevation and are arranged as a storage/workshop on the ground floor with offices on the first floor. There is a kitchenette and WCs on the ground floor.

Each unit has gas fired central heating and air conditioning in the first floor offices.

Externally there is parking for up to five cars for each unit.

The units can be let together or separately.

## 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 tenminute walk from Royston railway station.



First floor offices



Unit 3 warehouse



Kitchen

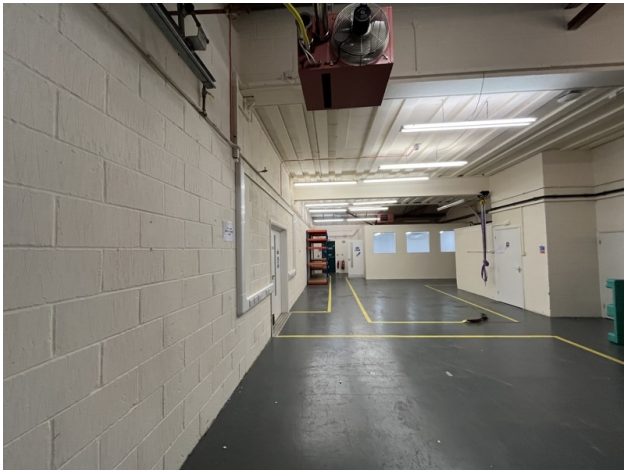


Extra parking

# Units 2 & 3, The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL



Both units



Unit 3

## Floor Area

Unit 2 Ground Floor	1,545 Sq Ft	143.53 Sq M
Unit 2 First Floor	729 Sq Ft	67.72 Sq M
<b>Total Unit 2</b>	<b>2,274 Sq Ft</b>	<b>211.25 Sq M</b>
Unit 3 Ground Floor	1,454 Sq Ft	135.08 Sq M
Unit 3 First Floor	729 Sq Ft	67.72 Sq M
<b>Total Unit 3</b>	<b>2,274 Sq Ft</b>	<b>211.25 Sq M</b>
<b>Total</b>	<b>4,548 Sq Ft</b>	<b>422.51 Sq M</b>

## Rent

£24,950 - £49,900 per annum exclusive

Unit 2	£24,950 pa
Unit 3	£24,950 pa
<b>Units 2 &amp; 3</b>	<b>£49,900 pa</b>

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

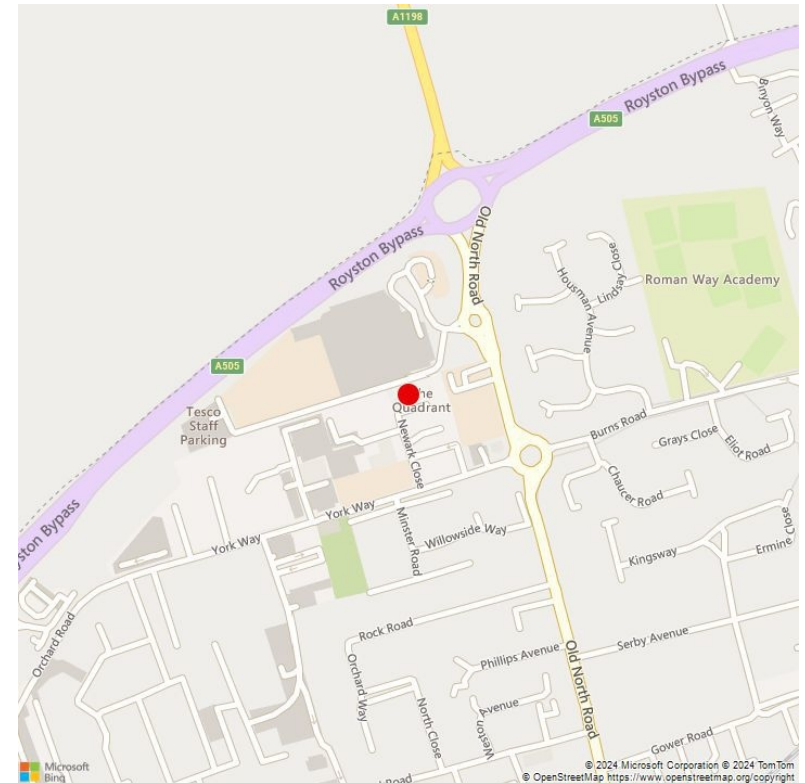
From online enquiries, we understand the current rateable value for Unit 2 is £18,250 with rates payable in the order of £9,106.75 per annum. From online enquiries, we understand the current rateable value for Unit 3 is £18,500 with rates payable in the order of £9,231.50 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Awaited



## Viewings

By appointment only with sole agents Aitchison Raffety  
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**AITCHISON  
RAFFETY**

www.argroup.co.uk



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We invest in people Silver



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