



- Modern light industrial unit
- First floor offices
- Manual loading door
- Alarm system
- WC & Kitchen facilities
- Parking for up to 5 cars

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Unit 8 The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL

Modern Light Industrial Unit With Offices

Approx. 2,309 Sq Ft (214.51 Sq M)

To Let

Unit 8 The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL



Description

The premises comprise a modern two storey terraced light industrial unit of steel framed construction with brick and blockwork clad. The unit benefits from a manual roller shutter door to the front elevation and is arranged as a storage/workshop on the ground floor with offices on the first floor. There is a kitchenette area, and WCs on the ground and first floor.

The property has gas-fired central heating and air-conditioning in the first-floor offices, a three-phase power supply, and parking for up to five cars.

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 ten-minute walk from Royston railway station.

Floor Area

Ground Floor	1,570 Sq Ft	145.85 Sq M
First floor offices	739 Sq Ft	68.65 Sq M

IMPORTANCE NOTICE

Total **2,309 Sq Ft** **214.51 Sq M**

Aitchison Raffety (AR) for themselves and for the sole purposes of this property, where agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Rent

£24,950 per annum exclusive

Terms

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

Business Rates

From verbal enquiries, we understand the current rateable value is £19,000 with rates payable in the order of £9,310 per annum.

VAT

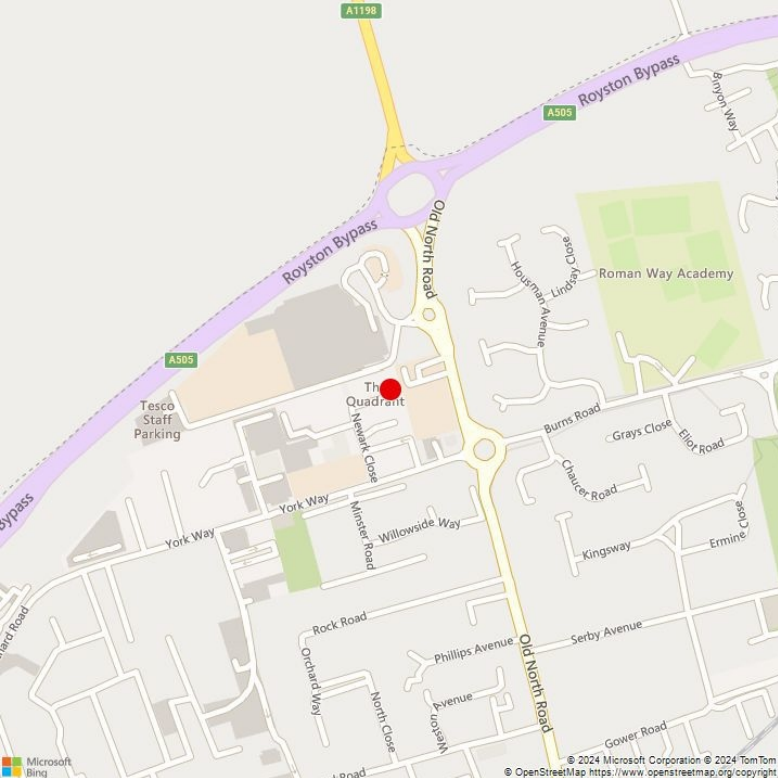
This property is subject to VAT.

Energy Performance Rating

D-78

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



Viewings

By appointment only with sole agents Aitchison Raffety
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