



- Mid terraced modern light industrial unit
- First floor offices
- Good sized loading door
- Alarm system
- WC & Kitchen facilities
- Parking for up to 5 cars

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Unit 2, The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL

Modern Light Industrial Unit with First Floor Offices

Approx. 2,274 Sq Ft (211.25 Sq M)

To Let

Unit 2, The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL



Description

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

The unit benefit 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 and WCs on the ground floor.

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

Externally there is 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 tenminute walk from Royston railway station.

Rent

£24,950 per annum exclusive

Terms

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

Business Rates

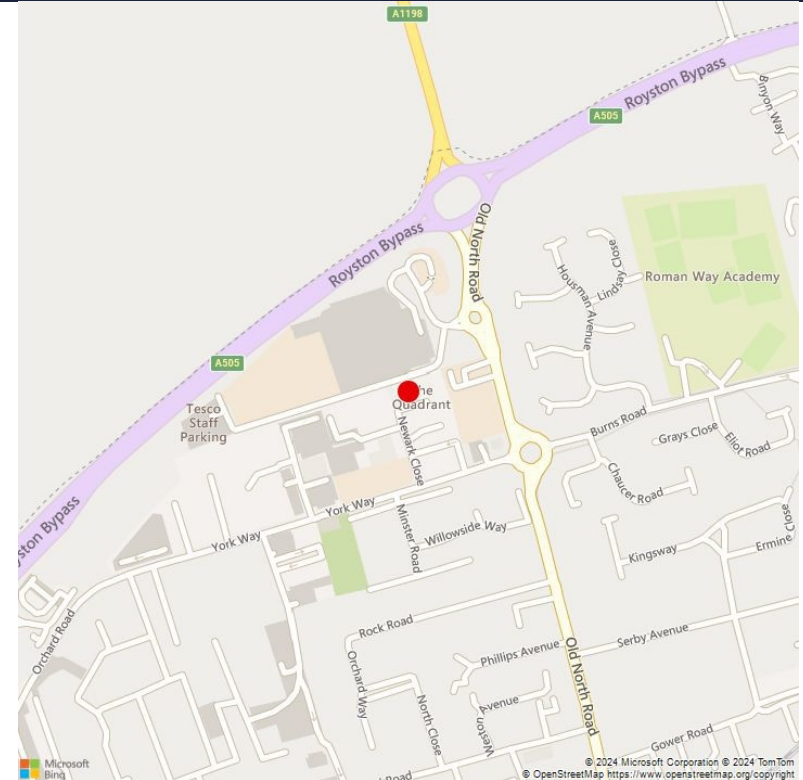
From verbal enquiries, we understand the current rateable value is £18,500 with rates payable in the order of £7,435 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-55



Viewings

By appointment only with sole agents Aitchison Raffety
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