



- Newly constructed office space, with a WC & shower
- Excellent access to the A10
- In close proximity to Royston and Buntingford
- Rural location on a established industrial site
- Ample parking on site
- Three phase power supply
- Electric roller shutter
- Recently refurbished

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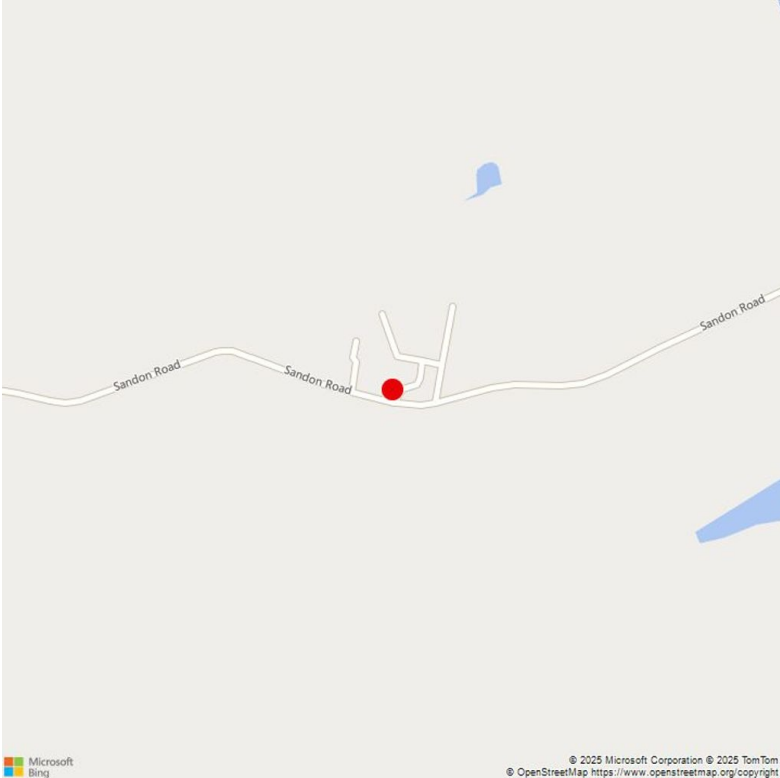
**Unit 10 , Five House Farm , Therfield , Herts, Royston, SG8 9RE**

Industrial unit with new office space

Approx. 5,405 Sq Ft (502.12 Sq M)

**To Let**

# Unit 10 , Five House Farm , Therfield , Herts, Royston, SG8 9RE



## Description

The property is located on an established industrial site, with a range of commercial business currently occupying neighbouring units. The building benefits from a electric loading door of 4.36 meters high and width of 6.8 meters. The unit benefits from three phase electric supply. Recently a two floor office space has been constructed within the unit, which includes a meeting room and kitchenette. security cameras installed inside the unit. A toilet and shower have also been installed at the rear of the unit.

## Location

The unit is located on a established industrial site, on a farm in the Hertfordshire countryside. The property is situated just off the A10. The site has good access to local transport connections.

Royston 6 miles  
Buntingford 4.5 miles  
Baldock 7 miles

## Floor Area

Warehouse	4,884 Sq Ft	453.72 Sq M
Ground floor office	521 Sq Ft	48.4 Sq M
First floor office	521 Sq Ft	48.4 Sq M
<b>Total</b>	<b>5,405 Sq Ft</b>	<b>502.12 Sq M</b>

## Rent

£48,950 per annum exclusive

## Terms

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

## Business Rates

From online enquiries, we understand the current rateable value is £24,250 with rates payable in the order of £12,100.75 per annum.

## VAT

This property is subject to VAT.

## Legal Costs

Each party is to pay their own legal costs.

## Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk or Joe Richardson, 01727 843232, joe.richardson@argroup.co.uk

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