



- Modern light industrial units
- Short term assignment available
- Manual loading door
- First floor offices
- Alarm systems
- 5 car parking spaces per building

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7 & 8 The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL

Assignment available for individual or both modern light industrial units

Approx. 1,750 - 4,059 Sq Ft (162.57 - 377.08 Sq M)

**To Let**

# 7 & 8 The Quadrant, Newark Close, Royston, Hertfordshire, SG8 5HL



## Description

Units 7 and 8 are modern, two-story terraced industrial units of steel-frame and brick/block construction. Both feature a front-loading manual roller shutter, ground-floor workshop space, and first-floor offices. Each is well-equipped with a kitchenette and WC facilities on both floors.

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

Permitted use for both properties is use within class E(g)(i),(ii) and (iii).

## 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.

## Rent

£18,750 - £43,700

Unit	Size	Price
Unit 7	1,750 Sq Ft	£18,750
Unit 8	2,309 Sq Ft	£24,950
Total	4039 Sq Ft	£43,700

## Terms

Both properties are held under separate leases that run concurrently. Each is available by way of assignment, with both leases expiring on 14 March 2029.

## VAT

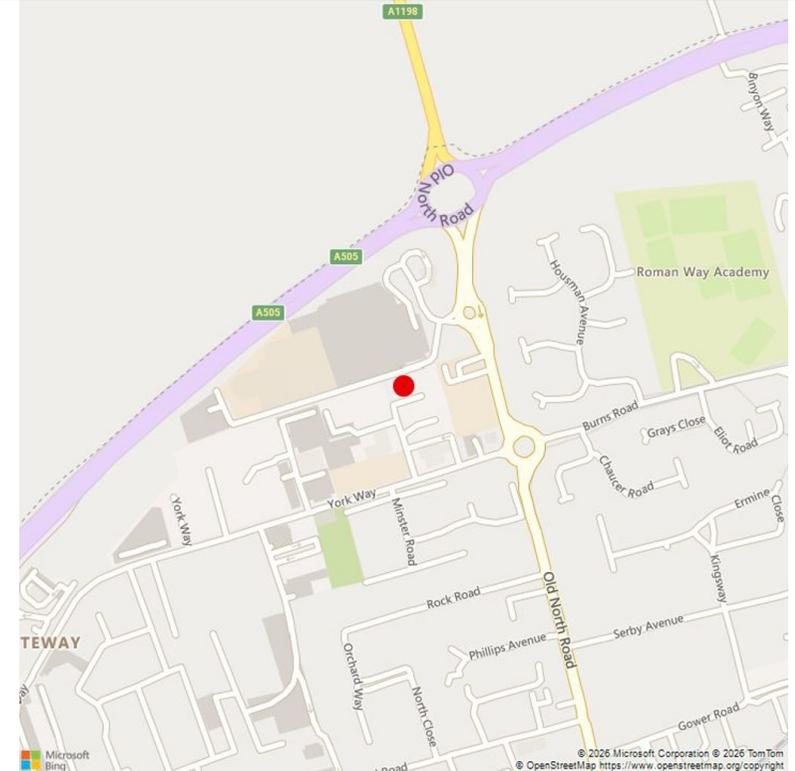
This property is subject to VAT.

## Energy Performance Rating

Unit 7 - C (69)  
Unit 8 - Awaited

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

By appointment only with  
sole agents Aitchison  
Raffety  
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