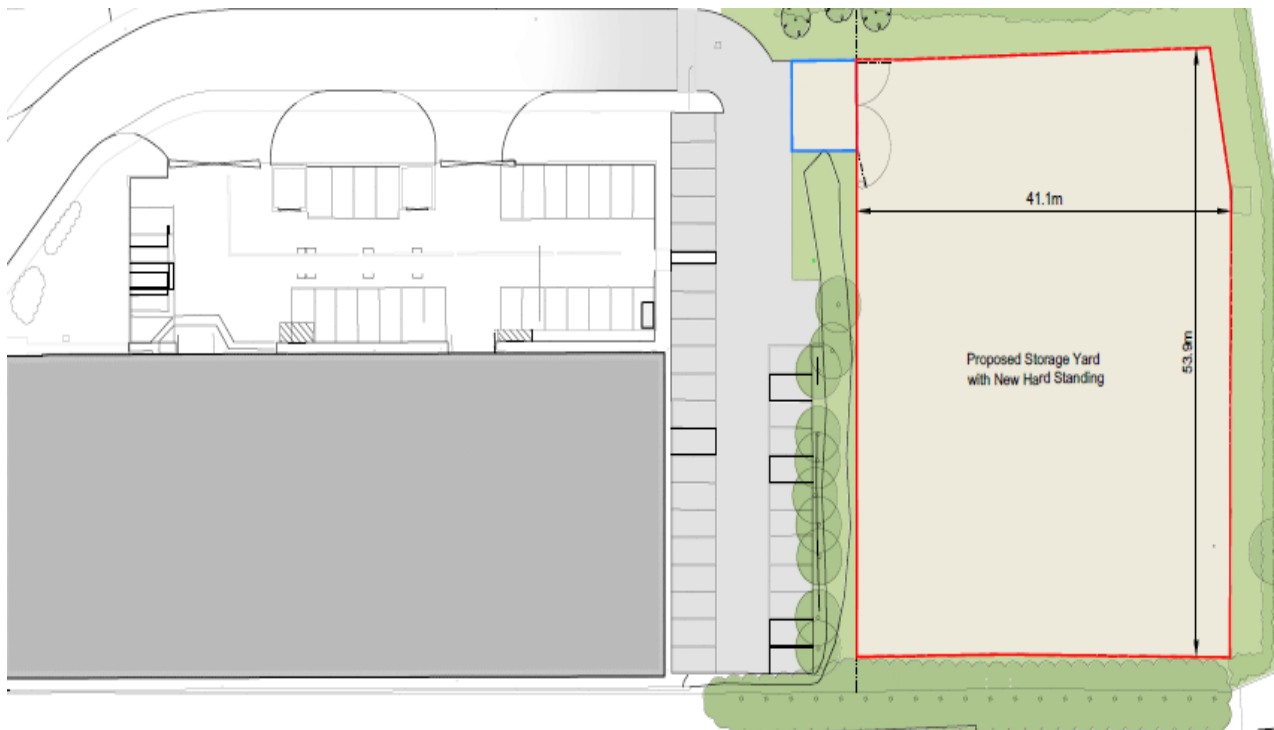




STORAGE YARD

Anglian Business Park
Orchard Road
Royston
SG8 5TW



TO LET.

OPEN STORAGE YARD

23,961 sq ft (2,226 sq m)



T: 01438 316655

www.browndlee.com

Location:

Royston is located in North Hertfordshire at the junction of the A10/A505 and A14 trunk roads. The A505 provides access to the A1(M) junction 9 at Letchworth and the M11 at Duxford. These inturn provide access to the M25 and national motorway network. Cambridge is 14 miles northeast and Stevenage approximately 15 miles southwest.

The international airport at Stansted is approximately 30 minutes by road. The property is located in the principal commercial and industrial area of the town approximately ½ a mile from the town centre and mainline railway station, which provides services to London King’s Cross.

Description:

The property is located at the rear of Anglian Business Park and is rectangular in shape and generally level throughout.

The property will be fenced and gated with a loose finished surface ie. not solid tarmac or concrete. Further information on request.

The access is off the main estate road. There is no parking available of the estate. All parking will have to be on site.

There is no water or power supplied to the site.

Accommodation:

Yard

Main area	23,961 sq ft	2,226 sq m
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Features

- Level open storage
- Fenced and gated
- Storage use only
- Secure location

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£3.50 psf, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



For further information please contact: Daniel Musgrove

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref no:

