

# WAREHOUSE TO LET

4,763 sq ft | (442.5 sq m)

**brasier  
freeth.**  
CHARTERED SURVEYORS

Wentworth Lodge  
Great North Road  
Welwyn Garden City  
Hertfordshire - AL8 7SR

**01707 392080**  
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## UNIT 21B ORCHARD ROAD, ROYSTON, SG8 5HN

### LOCATION

The property is located on Orchard Road within Royston Industrial Estate. The unit is adjacent to Howdens and Newline Anglia, other occupiers on the estate include White Space Creative, Motor Parts Direct, Jewson's and Johnson Matthey.

Royston is in the north of Hertfordshire approximately 17 miles south of Cambridge and 17 miles north of Stevenage. Central London is c. 50 miles to the south.

The property is well located for access to the motorway network with the A1(M) (junction 9) 11 miles to the south west and the M11 (junction 10) 10 miles to the east.

Royston railway station is approximately half a mile from the property providing a frequent service into London Kings Cross with a fastest journey time of 48 minutes.

Luton and Stansted airports are 26 and 30 miles distant respectively.

### DESCRIPTION

The property comprises a high eaves warehouse of concrete portal frame construction with external elevations clad in low level brick and high level profiled metal.

The unit benefits from a full height electric roller shutter door (3.6m w 5.0m h), a dedicated loading apron and 6 demised car parking spaces.

The unit provides clear warehouse space with a maximum internal height of 7.8m and a minimum eaves height of 5.94m.

There is a kitchenette, male / female WCs and a small office at the front of the unit.

### VIEWING | Strictly by appointment through this office with:

Tom Harker  
**01707 396733**  
tom.harker@brasierfreeth.com

James Oliver  
**01707 396734**  
james.oliver@brasierfreeth.com

**DUNEDIN**  
INDUSTRIAL  
Contact landlord direct:  
**0333 220 5022**

droberts@dunedinproperty.co.uk



## ACCOMMODATION

	sq ft	sq m
<b>Warehouse</b>	4,690	435.75
<b>First Floor Office</b>	73	6.76
<b>Total</b>	<b>4,763</b>	<b>442.5</b>

Gross internal areas (GIA)

## AMENITIES

- Minimum eaves height 5.94m (maximum 7.8m)
- 6 Car parking spaces
- Electric roller shutter door
- High level sodium lighting
- WCs
- Small office
- Kitchenette

## TENURE

To let on a new full repairing and insuring lease upon terms to be agreed.

## RENT

Upon application.

## RATES

Rateable Value:	£21,250
Rates Payable to 31 March 2017:	£10,561

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (North Hertfordshire District Council Tel: 01462 474840)

## EPC RATING

EPC rating- C-71

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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