



OFFICES SUITES: TO LET

2 Orchard Road
Royston
Hertfordshire
SG8 5HD

4,718 sq ft – 15,718 sq ft

- Situated within one mile of the A505 roundabout
- Approximately 5 minutes walking distance to Royston Station
- Modern open plan fit out with meeting rooms
- Dedicated car park

Location

Royston is a town situated in North Hertfordshire which has a local population of approximately 16,000 people. The town benefits from a railway station with national rail links to London Kings Cross and Cambridge Station. Royston is bypassed by the A505 road which provides good access to both the A1(M) and the M11.

The property is situated on Orchard Road which is located to the north of Royston. Royston Railway Station is located less than a 500m walk away. The A505 roundabout is located less than one mile from the property.

Description

The property comprises a detached office building which with office space over ground, first and second floors. The property is available to let as a whole or on a floor by floor basis. There is stair access to the first and second floors with kitchens and WCs at each floor level. There is a shower within the second floor demise only.

The property was previously occupied by Johnson Matthey. The fit out is modern and good quality comprising a mixture of open plan work space with ancillary meeting rooms.

Accommodation

The property comprises the following approximate net internal areas:

	Sq M	Sq Ft
Ground Floor	438.30	4,718
First Floor	510.95	5,500
Second Floor	510.95	5,500
Total	1,460.20	15,718

Planning

The property has most recently been used as an office. Alternative uses may be suitable subject to ensuring the necessary planning consents are in place. Interested parties are advised to make their own enquiries of North Hertfordshire District Council on (01462) 474000.

Uniform Business Rates

The premises are assessed as follows:

Rateable Value	£132,000
Rates business (2022/23)	£66,528

Interested parties are advised to make their own enquiries of North Hertfordshire District Council on 01462 474000.

Service Charge

There is a service charge payable towards the common parts of the building and wider estate.

EPC

The property has an EPC Rating of C - 72.

Terms

The property is available as a whole or on a floor by floor basis. Please contact the agent for further details.

The guide rent breaks back to £15 per square foot.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Luke Davenport
Tel: 01223 271 974
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Joint agent:



Jonathan Gilbert
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