



APPROX. 54 SQM (581.25 SQFT).

HIGHLIGHTS

- Available February 2026
- Close to Cambridge and easy access onto M11
- Private rural location
- Each unit is secure with roller shutter door, lighting, electricity and access to shared on-site facilities

10 SELF CONTAINED STORAGE UNITS
THRIFLOW FARMS, LODGE ROAD, THRIFLOW,
ROYSTON, SG8 7RN

Enquiries

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Additional Information

Location

Located to the south of Cambridge, with excellent road transport links to the M11 and A505. The property is also within easy access to other towns such as Royston and Saffron Walden. The M11 provides further links to London via the M25, and Luton via the A505.

Description

There are 10 versatile rental units, providing practical and secure space ideal for storage, workshops, or light industrial use. Situated on a well-maintained site, each unit consists of two breezeblock bays, extended from a former grain store, and features a manual roller shutter door for convenient access and loading, and an additional personnel door. Units are equipped with lighting, a basic electricity supply, and benefit from shared on-site WC facilities, and space for parking.

The premises have planning approval for uses within B8 (Storage and Distribution).

Rental

£5,000 per annum (please note that VAT will be applicable on storage use).

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

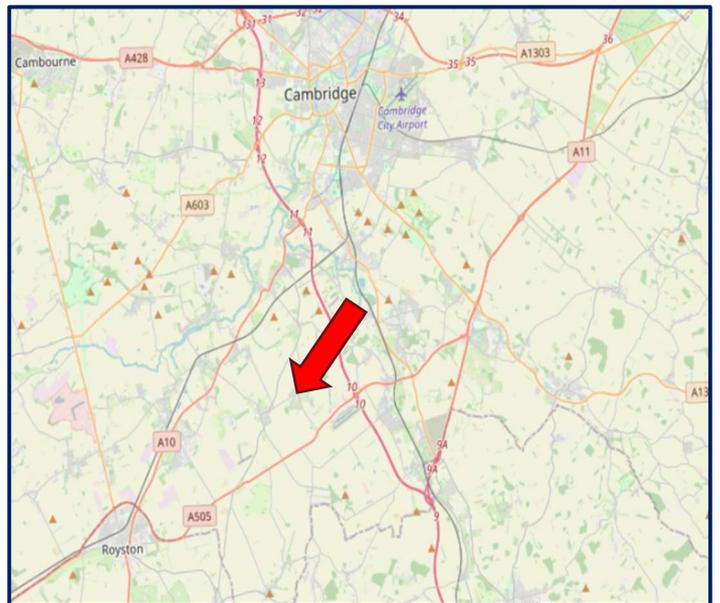
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's legal costs for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](https://www.bidwells.co.uk/rural-business-space-questionnaire)



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