

FREEHOLD WAREHOUSE/INDUSTRIAL UNIT
202 m² (2,175 ft²) with forecourt parking
SITUATED ON ROYSTON'S PRINCIPAL INDUSTRIAL ESTATE



Unit 6, Rear of 24 Jarman Way
Orchard Road Industrial Estate
Royston, Herts SG8 5FE

- A modern mid-terrace warehouse/industrial unit on Royston's main industrial estate
- Situated on north western edge of Royston about 1 mile from the A505
- 3 phase electricity - separate disabled WC - sodium lighting - 7m eaves height
- Low Business Rates for companies qualifying of the Small Business Rates Relief Scheme
- Available for occupation in April/May 2018
- Guide Price: £195,000 for the freehold interest with Vacant Possession

Unit 6, RO24 Jarman Way, Royston, Herts, SG8 5FE

LOCATION

Royston is a dormitory commuter market town with a population of circa 15,000 that lies on the border of South Cambridgeshire and North Hertfordshire, some 50 miles north of London and 15 miles south-west of Cambridge. It lies at the intersection of the A505 and A10, with fast rail services to London King's Cross and Cambridge. The Orchard Road Industrial Estate is located on the western outskirts of Royston, about 1 mile from the northern bypass (A505), with Jarman Way being a spur off Orchard Road.

DESCRIPTION

The property forms part of a terrace of high bay light industrial/warehouse units of steel portal frame construction, with plastic coated profile metal cladding to walls and mono-pitched insulated roof with roof lights, which was built in about 2007.

The unit benefits from the following:

- ◆ Manually operated roller shutter door
- ◆ Single disabled size W.C.
- ◆ 3-phase power supply and gas supply pipe
- ◆ Sodium lighting
- ◆ Power floated concrete floor
- ◆ Gas-fired warm air heater
- ◆ High level windows to allow for 1st floor office
- ◆ 5-6 forecourt car spaces
- ◆ 7 metre front eaves, rising to 8.5m maximum

DIMENSIONS & FLOOR AREA

The internal width of Unit 6 is 18.67m (61'3") and the depth is 10.82m (435'6").

PLANNING

The unit has consent for B1/B2 industrial/workshop and B8 warehouse/storage uses. Interested parties should satisfy themselves that their proposed use conforms to the current planning consent by contacting the Planning Department at North Herts District Council.

PRICE

The unit is available for sale freehold with vacant possession on completion at a guide price of £195,000. VAT will be payable on the price.

BUSINESS RATES

The Valuation Office Website states that the 2017 Rateable Value is £14,750, making normal rates payable of about £7,080 for the year from 1 April 2018. Businesses qualifying for the Small Business Rates Relief Scheme will pay about £6,490. Interested parties are advised to check their rating liability with the Business Rates Section at North Hertfordshire District Council.

LEGAL COSTS

Each party to bear its own costs.

VACANT POSSESSION

The unit will be available in April/May 2018 after the current occupier, Royston Labels Ltd, has relocated to its new premises in Greenfield.

N.B. The fixtures, fittings, services and other amenities offered by the building have not been tested by this firm and therefore no warranty can be given regarding the same.

VIEWING & FURTHER INFORMATION

Contact: Mark Robinson *MRICS*
DD: 01223-346195 / 07990-586705
Email: mbr@robinsonlayer.co.uk

Robinson Layer

11 Signet Court, Cambridge, CB5 8LA

Our Ref: MBR/3438/180315



Energy Performance Certificate Non-Domestic Building

HM Government

Unit 6
RO24
Jarman Way
ROYSTON
SG8 5FE

Certificate Reference Number:
0470-3042-0780-0890-3495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

99

This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 192
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
42 If newly built
88 If typical of the existing stock