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CHARTERED COMMERCIAL PROPERTY SURVEYORS

A MID-TERRACED DOUBLE INDUSTRIAL UNIT

Approximately 680 m² (7,315 ft²) with forecourt parking

FOR SALE FREEHOLD WITH VACANT POSSESSION

Units 3-4, Orchard Road
Royston, Herts SG8 5HD

- A modern mid-terraced double unit on Royston's main industrial estate
- Situated on north western edge of Royston about 1 mile from the A505
- Ground Floor Factory & offices of 6,965 ft² plus first floor staffroom of 350 ft²
- Available Spring 2018 following relocation of current owner Royston Labels
- Possibly available as two separate units of 3,465 (Unit 3) and 4,160 ft² (Unit 4)
- Price: Offers in the region of £535,000 for freehold interest with vacant possession

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Commercial Estate Agency | Development & Investment | Landlord & Tenant | Property Management | Rating & Valuation

RICS

These particulars do not constitute, nor constitute any part of, an offer or contract and are issued on the strict understanding that all negotiations are conducted through Robinson Layer. All measurements are approximate and unless stated otherwise, all prices and rents quoted are exclusive of VAT

Units 3-4, Orchard Road, Royston, Herts, SG8 5HD

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). The property is situated on the southern corner of Orchard Road and Greenfield.

DESCRIPTION

The property comprises a pair of mid-terrace conventional industrial/warehouse units of concrete frame construction, with part cavity brick/block and part profile cladding to walls and pitched insulated roof with roof lights, which were built in the mid-1980s. The ground floor area within Unit 4 has been subdivided at the front into 2 offices, store and separate male & female lavatories.

The units benefit from the following:

- 2 manually operated roller shutter doors
- 5 metre eaves height - 3-phase power supply
- Fluorescent lighting - gas radiant heating
- Power floated concrete floors
- 20 forecourt parking spaces

DIMENSIONS & FLOOR AREAS

The internal width of the unit is about 36.39m and the depth about 17.78m. The first floor staff canteen & locker room is about 7.04m wide by 4.64m deep. The floor areas are as follows:

Ground Floor Factory	647.01 m²	(6,965 ft²)
First Floor Staffrooom (Unit 4)	32.67 m²	(350 ft²)
Total Gross Internal Area	**679.68 m² (7,315 ft²)**	

PLANNING

The unit has been used for B1/B2 industrial purposes for many years. 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.

BUSINESS RATES

The Valuation Office Website states that the 2017 Rateable Value is £32,500, making normal rates payable of about £15,570 for the year from 1 April 2017, subject to annual RPI increases. Interested parties are advised to check their rating liability with the Business Rates Section at North Hertfordshire District Council.

PRICE

Offers are invited in the region of £535,000 for the freehold interest with vacant possession on completion. VAT will be payable on the price. Consideration may be given to selling the property as two separate units (price on application).

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.

VIEWING & FURTHER INFORMATION

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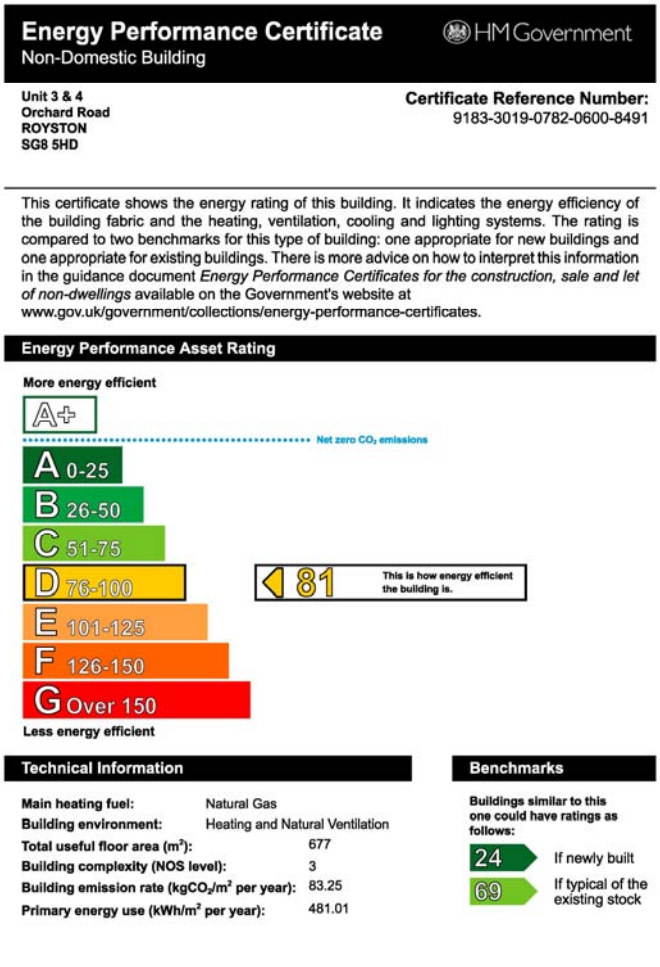

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 3 & 4
Orchard Road
ROYSTON
SG8 5HD

Certificate Reference Number:
9183-3019-0782-0600-8491

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

81 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):	677
Building complexity (NOS level):	3
Building emission rate (kgCO_2/m² per year):	83.25
Primary energy use (kWh/m² per year):	481.01

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built
69 If typical of the existing stock