



Unit 1, 2 Orchard Road

Royston, SG8 5HD

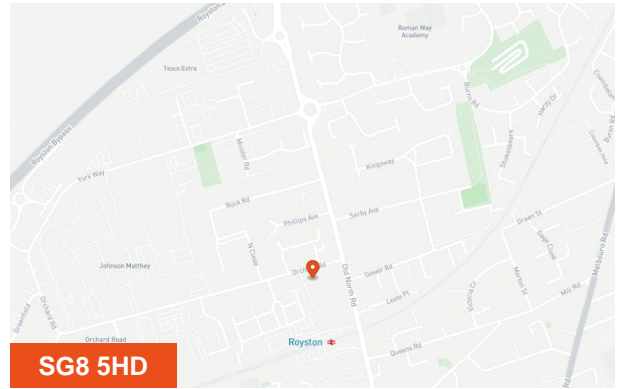
Modern office building with generous on site car parking adjacent to Royston Mainline Station.

5,000 to 15,718 sq ft
(464.52 to 1,460.25 sq m)

- Modern well appointed offices
- Excellent car parking
- Close to Royston Mainline Station
- Available as a whole or in floors from 5,000 sq ft
- Excellent natural light

Summary

Available Size	5,000 to 15,718 sq ft
Rates Payable	£67,584 per sq ft
Rateable Value	£132,000
Car Parking	On site car parking
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	5,500	510.97	Available
1st - Offices	5,500	510.97	Available
2nd - Offices	4,718	438.32	Available
Total	15,718	1,460.26	

Viewing & Further Information

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