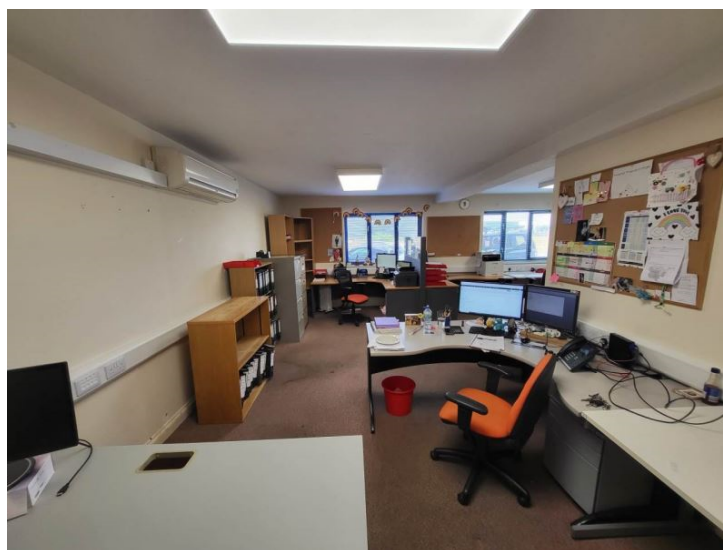
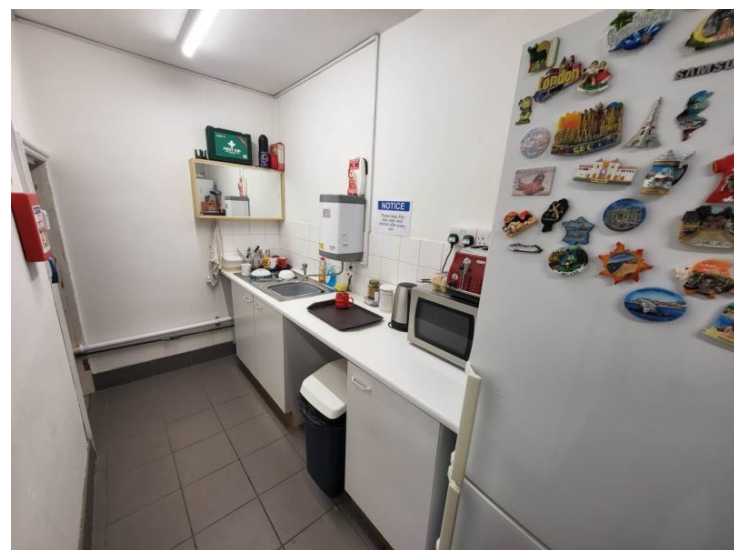




Orchard Road
Hertfordshire
SG8 5HD





01763259888

Abode are delighted to offer to market this office building on the main industrial road in Royston, Hertfordshire. The first floor office is currently let with a 3 year lease in place at a fair market rent. Downstairs comprises of a large open plan office, with separate kitchenette and large store room, and is currently vacant, the property would be ideal for office space or light industrial use. The total size of the property is approximately 1900 square feet, and the property achieves a C rating in the EPC. There is air conditioning in the office space and off road parking available on the property on a first come first served basis. The rateable value on the ground floor of the property is £10,500 so it would receive 100% small business rate relief. Viewing is available by prior appointment only.

