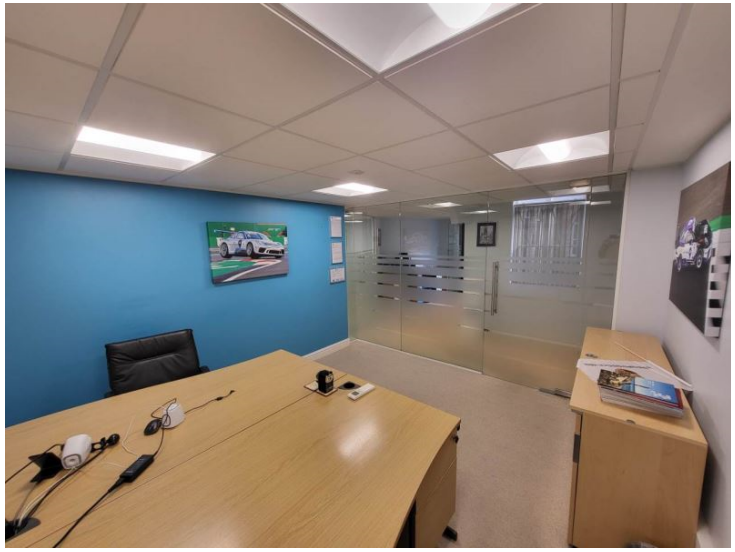
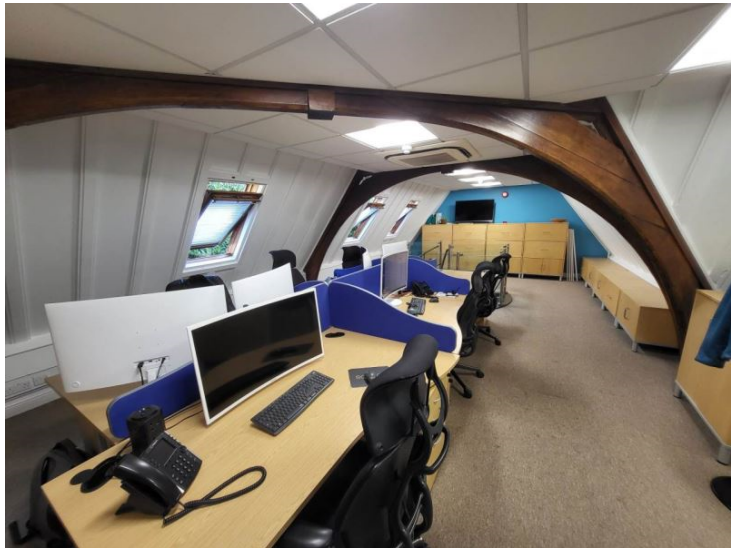
The Lanterns
Herts
SG8 7BX

abode

01763259888

The Lanterns, Melbourn Street, Royston, SG8 7BX

£299,500 Freehold

Abode are delighted to offer to market this very well presented Freehold commercial property in the heart of the historic market town of Royston, Hertfordshire. The property has been fitted out to high standards with glass partitioning, air-condtioning and high level finishes throughout. Downstairs we have a private double office, and larger board room, WC, and seperate kitchenette. There are spiral stairs heading to the upstairs office which lead to an open plan office within the vaulted ceiling, The room is light with Velux windows to the rear, a glass partition separates another private office. The property further benefits from two parking spaces, the location is close to the town centre, and there are several nearby car parks with additional parking. The property is also a 8 minute walk to the mainline train station. Viewing available by prior appointment only, please contact Abode to arrange today.

Office 1: 3.41m (11'3") x 3.71m (12'3")
With Glass Partition Wall to corridor and front of property, air-conditioning unit.

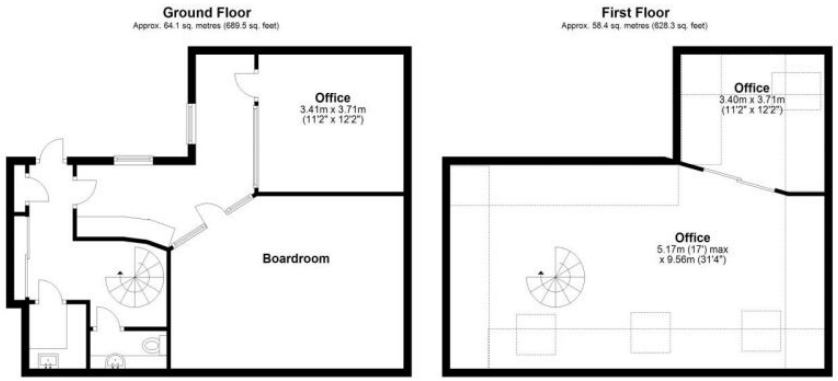
Boardroom: 4.06m (13'4") x 5.95m (19'7")

Kitchenette: 1.46m (4'10") x 1.46m (4'10")
With fitted kitchen and basin.

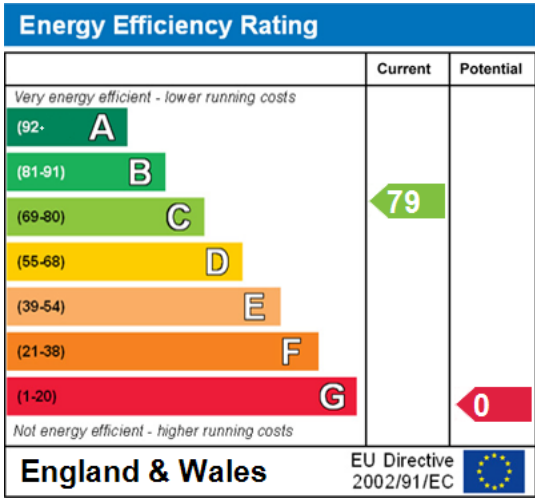
WC: 1.03m (3'5") x 1.89m (6'3")
With mirrored wall and basin with vanity beneath.

Open Plan Office: 5.17m (17'0") x 9.56m (31'5")
With feature beams, air-conditioned, Velux windows to side aspect. Glass partition to Office two. Entrance intercom for main door. SPiral staircase to ground floor.

Office 2: 3.40m (11'2") x 3.71m (12'3")
With Velux window to rear aspect, glass partition to open plan office space.



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)



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