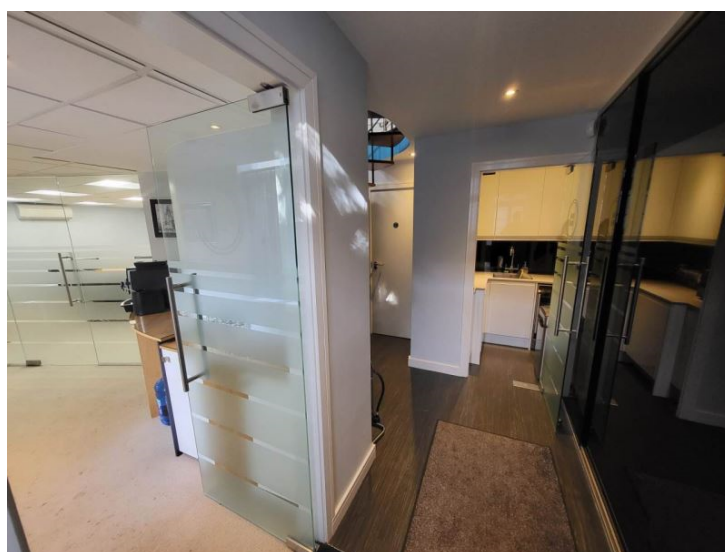
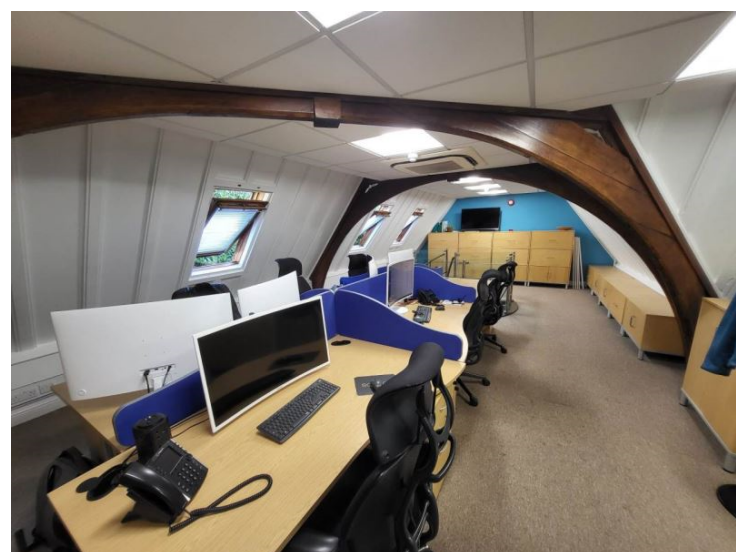
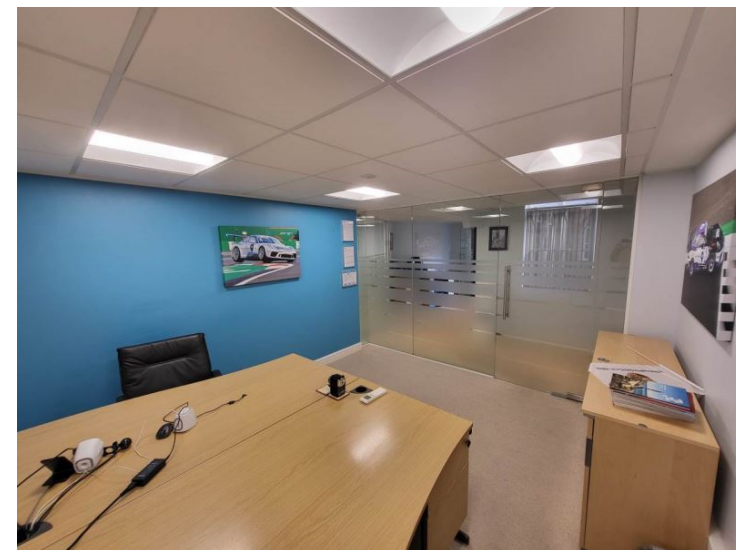




The Lanterns  
SG8 7BX

£2,000 Monthly

abode



01763259888

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-conditioning and high level finishes throughout. Downstairs we have a private double office, and larger board room, WC, and separate 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.

**Boardroom (Ground Floor) 4.06m ( 13'4" ) x 5.95m ( 19'7" )**

**Kitchenette (Ground Floor) 1.46m ( 4'10" ) x 1.46m ( 4'10" )**

**Office 1 (Ground Floor) 3.41m ( 11'3" ) x 3.71m ( 12'3" )**

**WC (Ground Floor) 1.03m ( 3'5" ) x 1.89m ( 6'3" )**

**Office 2 (First Floor) 3.40m ( 11'2" ) x 3.71m ( 12'3" )**

**Open Plan Office (First Floor) 5.17m ( 17'0" ) x 9.56m ( 31'5" )**

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	