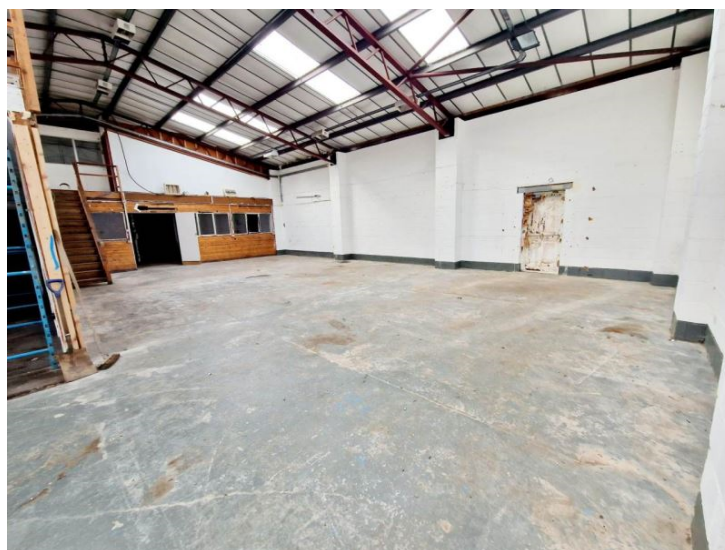




Lower Gower Road
SG8 5EA

£39,000 Yearly





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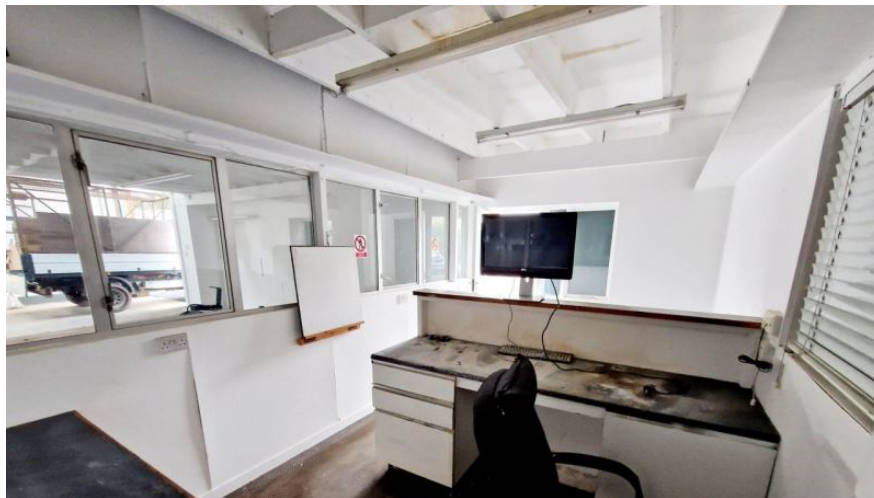
Lower Gower Road, Royston, SG8 5EA

£39,000 Yearly

Abode are happy to offer this large light industrial unit, with offices. The 257 sqm ground floor consists of a large workshop/storage space, with two additional storage rooms, an office, kitchen area and W.C. The 112 sqm mezzanine floor consists of two offices and boasts additional storage space. The premises also benefits a double height roller shutter access with vehicle access and external parking for four vehicles. Located on the Lower Gower Road industrial park the property is well situated for access onto the A505, A10 and is situated within walking distance of the mainline train station and Royston Town centre. The property has a rateable value of £16,000.



Total area: approx. 356.0 sq. metres (3831.4 sq. feet)



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