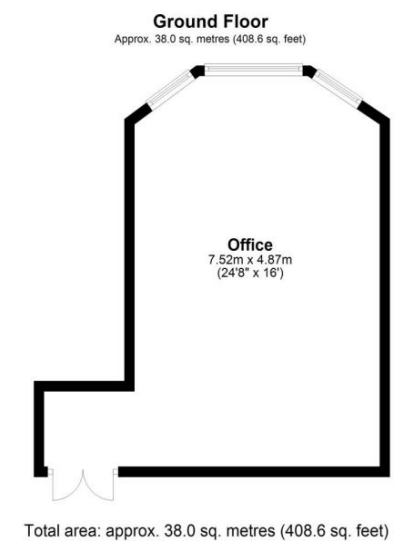
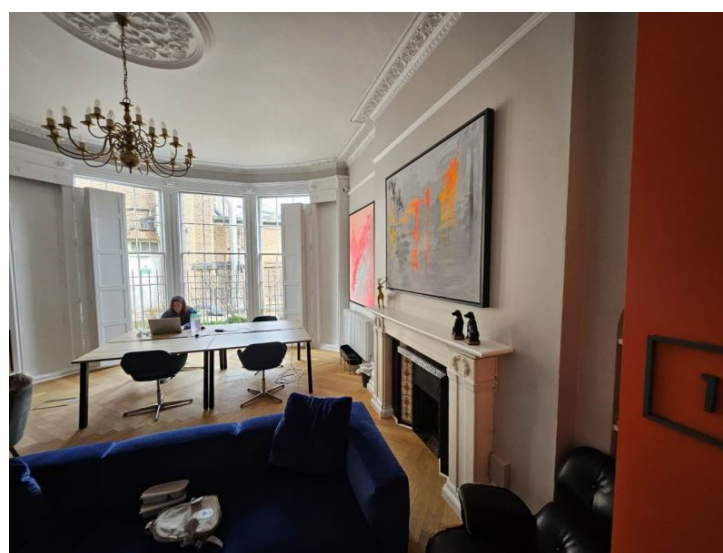




Upton House  
SG8 5AY

£900 Monthly

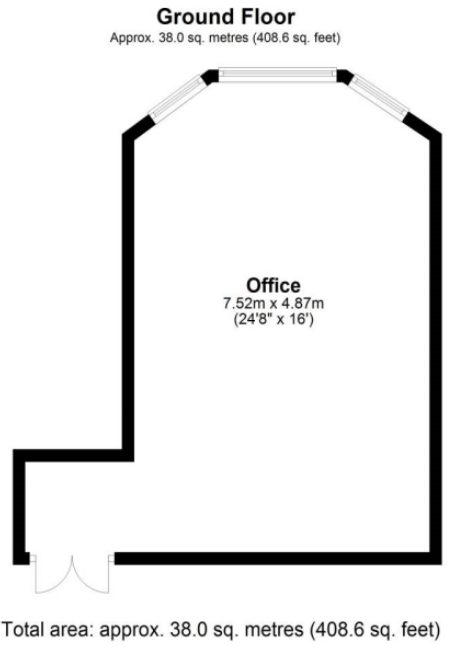




01763259888

Abode are delighted to offer to market this imposing room in a grade two listed imposing building in the historic Market Town of Royston, Hertfordshire. Located in a prime town centre location, the room exudes opulence with high ceilings, imposing windows with shutters, and beautiful period architraves, skirtings, and coving. The room would be ideal for office space, or high end treatment centre. The let is offered inclusive of fair usage electricity and heating, there are shared toilet facilities and a large shared kitchen area. The property has a rateable value of less than £12,000 and would receive 100% small business rate relief. Viewing of this stunning property is highly recommended and by prior appointment only.

About Royston



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	