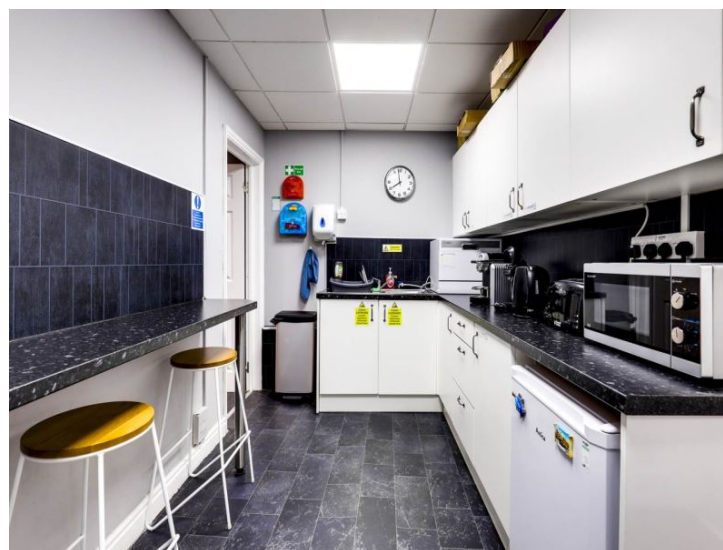
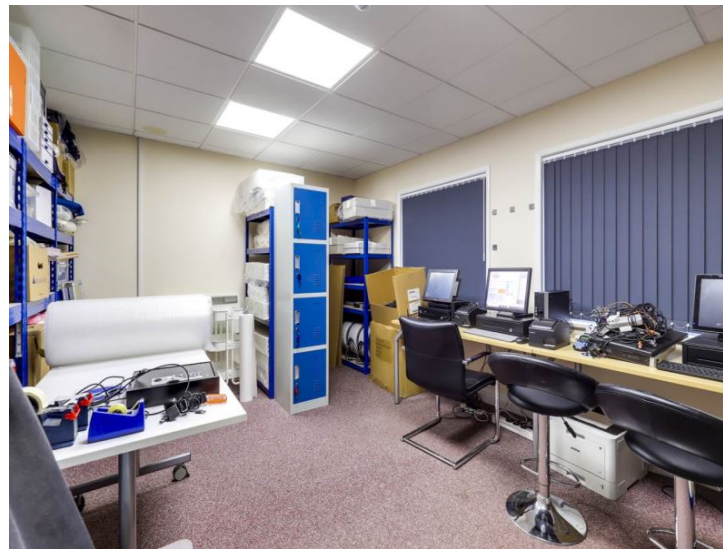




The Power House
Hertfordshire
SG8 7AG





01763259888

The Power House, Lumen Road , Royston, SG8 7AG

£450,000 Freehold

Abode are delighted to offer to market this substantial light industrial unit. These properties rarely become available, and the location is ideal for a variety of use cases, a short walk from both Royston Train station and Town Centre. The property itself comprises of an open yard of approximately 250 square meters, four additional parking spaces, and a light industrial unit over two stories. The ground floor of which is a large open plan high ceiling room, with the benefit of three phase, 200 amp electrical supply, suitable for a wide variety of use cases. Upstairs we find a total of five offices, a kitchen and two toilets. The uppers are segregated using stud wall construction and would be easily reconfigured. The rateable value on the property is £15,750 per annum. Viewing of this well located light industrial unit is highly recommended and by prior appointment only.

Approximate Gross Internal Area
244.72 sq m / 2634.14 sq ft

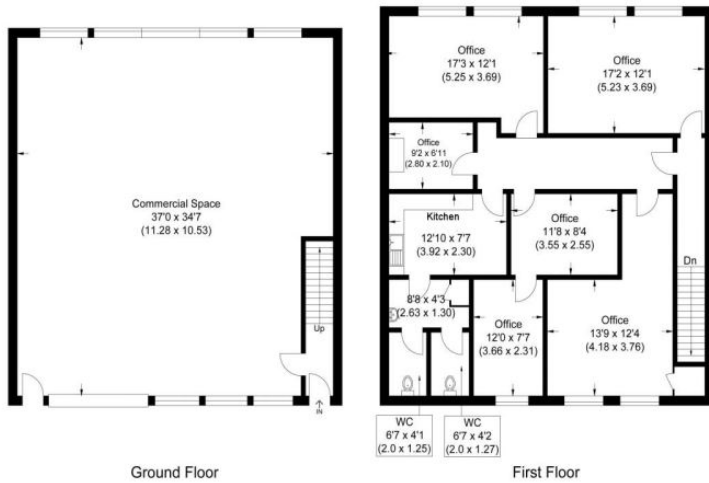


Illustration for identification purposes only, measurements are approximate, not to scale.



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	