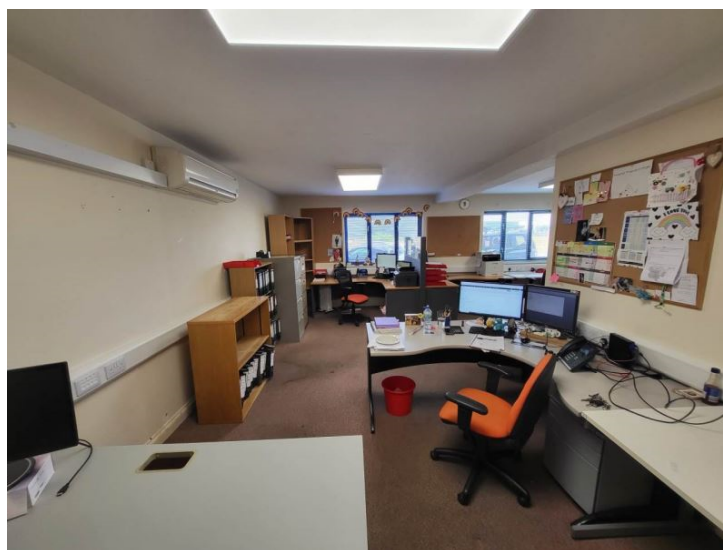
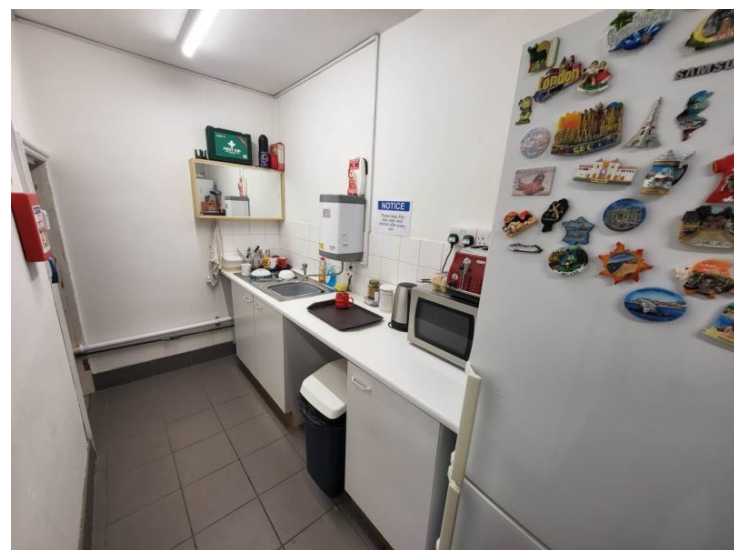




Orchard Road  
Hertfordshire  
SG8 5HD





01763259888

Abode are delighted to offer to market this ground floor office space on the industrial road of Royston Hertfordshire. Comprising of a large open plan office, with separate kitchenette and large store room, the property would be ideal for office space or light industrial use. The total size of the property is 985 square feet, and the property achieves a C rating in the EPC. There is air conditioning in the office space and off road parking available on the property on a first come first served basis. The rateable value on the property is £10,500 so it would receive 100% small business rate relief. Viewing is available by prior appointment only.

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	