

PRELIMINARY PARTICULARS



FLINT PARK, BARLEY ROAD, ROYSTON, SG8 7PU

TO LET | OFFICE AND INDUSTRIAL WAREHOUSE: FROM 3,756 – 15,057 SQ FT

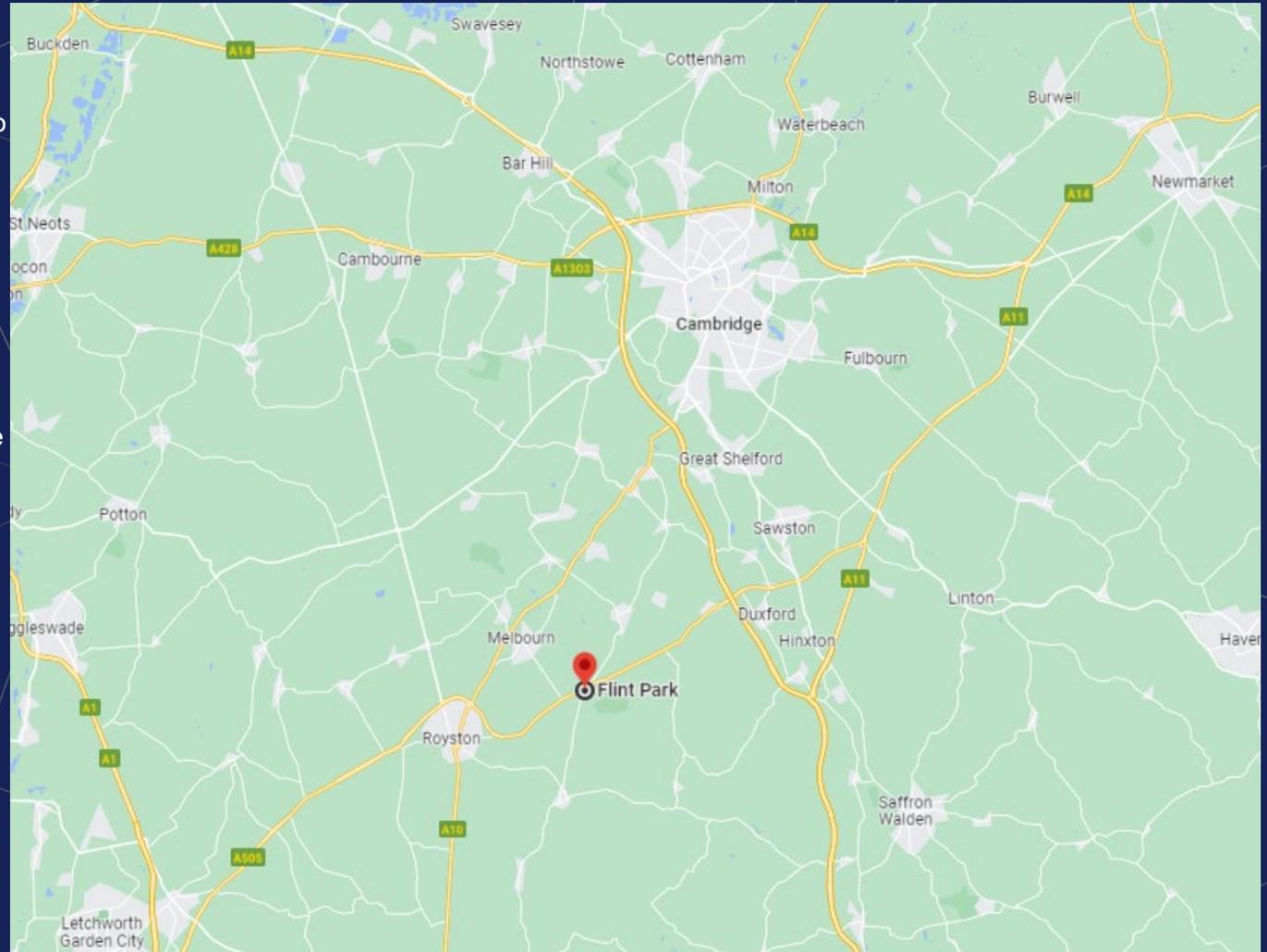

BIDWELLS

LOCATION

The property is strategically located on the A505 in south Cambridgeshire at Flint Cross, which lies equidistant between Royston and Duxford. It is situated at the top of Barley Road, adjacent to the Flint Cross Esso fuelling station.

A505 connects the A10, the M11 providing fast access to Cambridge (12.1 miles to the north). The A505 also provides good access to A1(M) further west at Baldock.

The location is very well-served with rail services, with stations at Foxton, Shepreth, Royston and Whittlesford Parkway all within easy reach. These provide regular services to London Kings Cross, Liverpool Street and St Pancras International.



SUMMARY



Description

The property comprises a modern detached two storey office building of 1990s construction. The building is built with a mix of block and brick work elevations with a pitched roof. The building has a ground floor reception and internal stairwell that splits the two levels.

There is then two warehouse units available to the rear of this office building. These are of portal steel frame construction and steel profile cladding. There is potentially another option that the landlord can make available.

The buildings have good loading areas and ample parking. Each warehouse unit has an up and over roller shutter door.

Terms

The property is available on a sublet basis on terms to be agreed.

The property is available either as a whole or in splits by allocated accommodation.

Quoting rent available on application.

Additional information

Business Rates

Business rates are to be confirmed. Please speak to the Agents for further details.

Services

Mains drainage, water and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries to the relevant service providers.

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following measured areas:

Description	Sq ft	Sq m
Two Storey Office (NIA)	5,391	500.84
Warehouse Unit 3 (GIA)	3,756	348.94
Warehouse Unit 4 (GIA)	5,910	549.06
Total	15,057	1,398.84

Specification includes:

Offices

- Reception
- Air conditioning throughout
- Kitchenette
- W/C and shower facilities
- Separate car parking

Warehouse

- External up and over roller shutter doors
- Warehouse unit 3 has a small mezzanine office and W/C
- 3 phase electrical supply



GALLERY



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Enquiries

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