

LIGHT INDUSTRIAL WAREHOUSE

UNIT

3



ROYSTON
GATEWAY

POWERING UP ROYSTON

LIGHT INDUSTRIAL / R&D UNIT
33,961 SQ FT (3,155 SQ M) **TO LET**



3TH FLOOR ROYSTON GATEWAY

POWERING UP ROYSTON

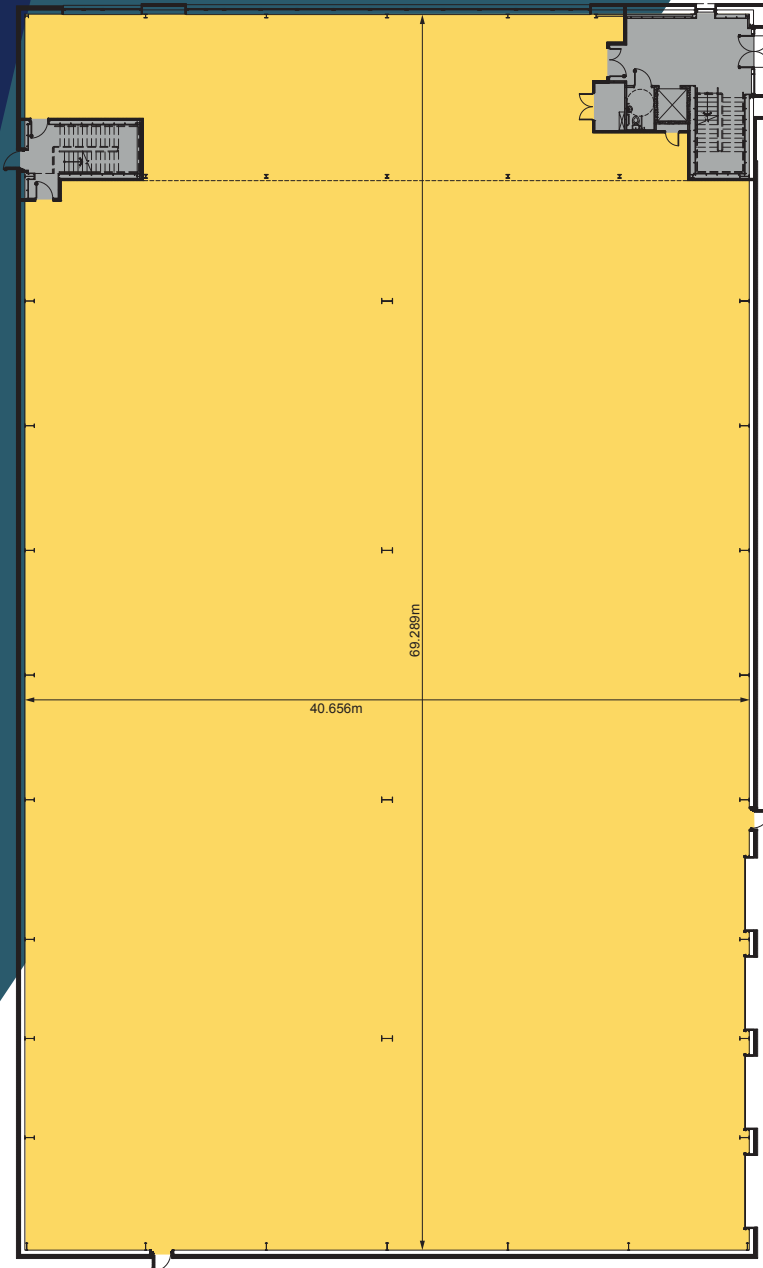
GENERAL SPECIFICATION

The property is constructed to the latest specification to include the following:

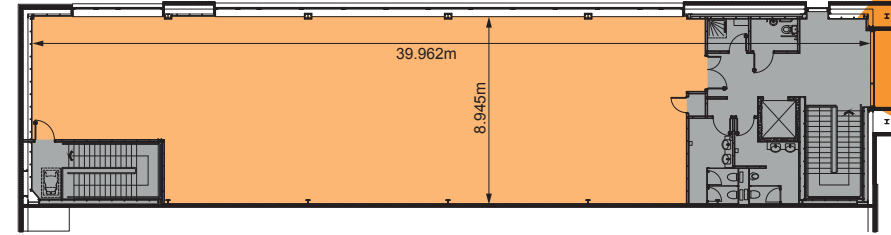
- BREEAM 'Very Good'
- EPC 'A' rating
- EV charging points
- 12m eaves height
- 4 x electric level access doors
- Excellent car parking and substantial secure yard
- Approximately 10% office content
- 41m yard



3 UNIT



GROUND FLOOR



FIRST FLOOR OFFICES

ACCOMMODATION

1st floor offices	3,810 sq ft	354 sq m
Warehouse	30,151 sq ft	2,801 sq m
TOTAL	33,961 sq ft	3,155 sq m

INTERNAL SPECIFICATION

GROUND FLOOR

- Attractive reception area
- Combined visitor WC suitable for disabled access
- Passenger lift
- 12m eaves height in warehouse
- Warehouse floor loading of 50kN/sqm
- Drainage connection for future offices/warehouse WCs

FIRST FLOOR

- Suspended ceilings
- Raised access floors to offices
- VRF air conditioning
- Male, female & disabled WCs
- Shower room

THE GROWTH CORRIDOR

Royston is located in the heart of the Cambridge/Milton Keynes/Oxford Growth Corridor, which is of vital economic importance in the UK; home to leading international universities and science & technology companies. This disaggregated 'cluster' of high growth industries across the corridor has the potential to expand and evolve, to deliver a far greater contribution to the wealth of the region and the country as a whole.

With its excellent train links to Cambridge (15 mins) and London King's Cross (30mins), Royston is well placed to take advantage of the 'tech' sector. The park is ideally situated for an HQ facility from which to operate within this growing sector.



Rail Links	mins
Cambridge	15
London King's Cross	30

Source: Nationalrail

By Road	miles
A505	0.1
A10	1.5
A1(M)	9
M11	12
Cambridge	16
Luton Airport	24
Stansted Airport	31
Central London	46

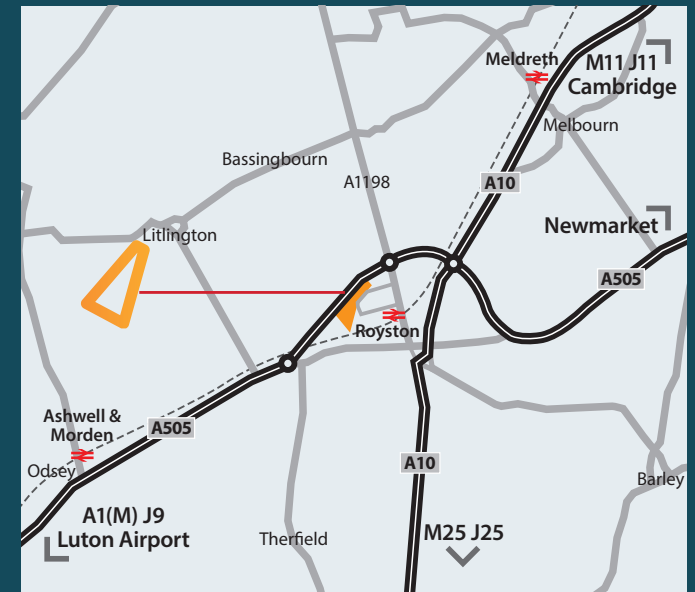
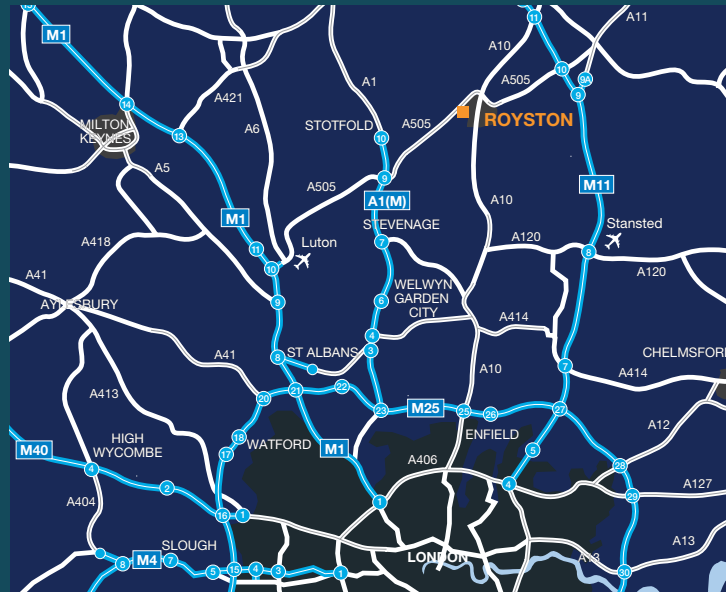
Source: Google Maps

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