FINAL UNIT REMAINING

ROYSTON GATEWAY

TRADE PARK

A505 ROYSTON HERTS SG8 5PF



NEW PROMINENT TRADE COUNTER SCHEME TOTALLING APPROX 30,458 SQ FT

REMAINING UNIT - 3,780 SQ FT TO LET

ROYSTON GATEWAY
TRADE PARK

Situated on Royston Gateway a 30 acre mixed use development between the A505 and the established Royston Business Estate. Access is via a new junction onto the A505 or via the existing estate from Orchard Road and York Way.

ROYSTON TRADE PARK

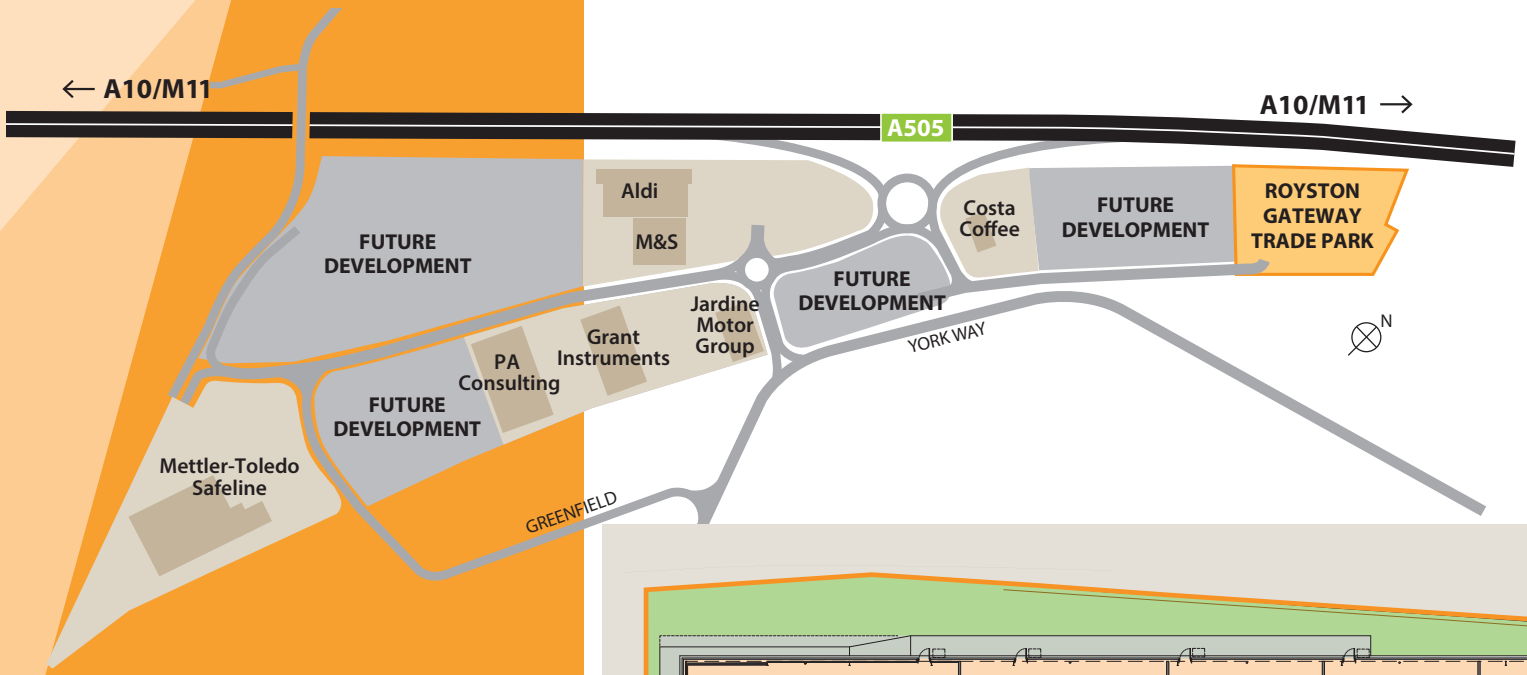
A range of new build trade counter units from 2,844 sq ft to 5,035 sq ft.

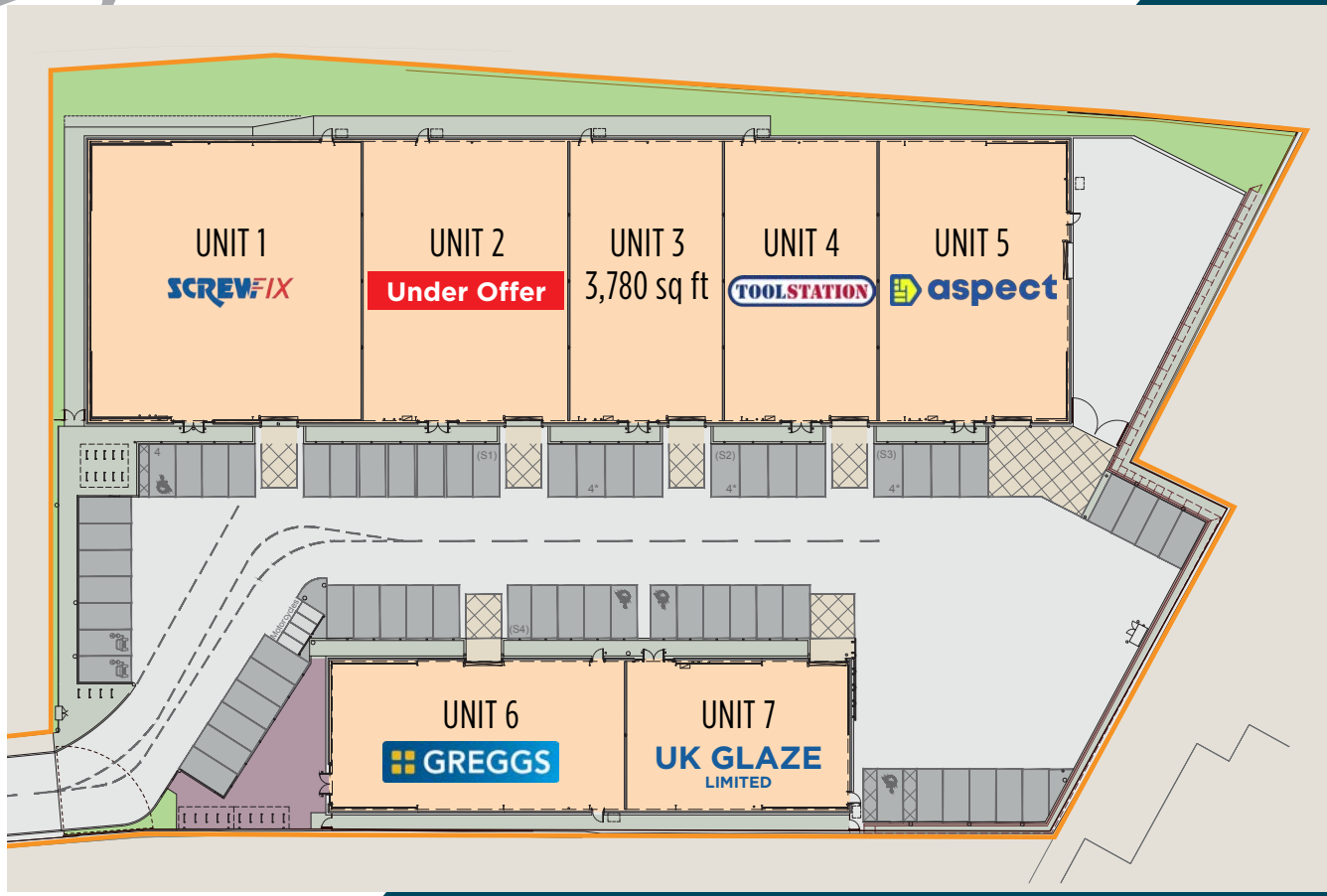
MID-TECH / WAREHOUSE OPPORTUNITIES

Planning permission granted for mid-tech and warehouse development. Opportunities from 7,500 sq ft up to a total of 240,000 sq ft.



ROYSTON GATEWAY
TRADE PARK





TRADE COUNTER UNITS

Excellent opportunity to acquire a new trade counter unit with fantastic prominence to the A505.

- Roadside prominence
- Minimum 8m eaves
- Ability to combine units
- Double height glazed frontage
- Level access loading to each unit
- EV charging spaces
- Ready for tenant's fit out

TRADE COUNTER

ROYSTON GATEWAY
TRADE PARK



Units 6 & 7



Units 2 - 5

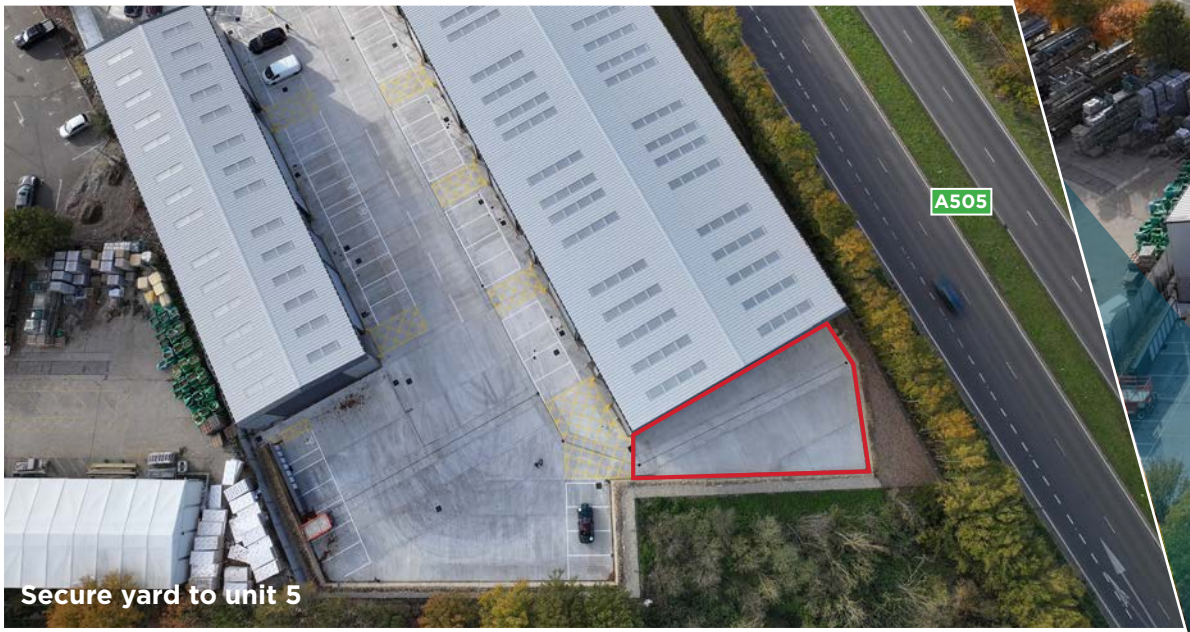


The terrace


Units 6 - 7


Unit 5


Double height frontage
Unit 6


A505
Secure yard to unit 5

Future Development
M&S
Aldi
Future Development
Costa Coffee
Future Development
A505
Amenities

THE GROWTH CORRIDOR

Royston is located in the heart of the Cambridge/Milton Keynes/Oxford Growth Corridor, which is of vital economic importance to the UK; home to the leading international universities and science and technology companies. The Growth Corridor is evolving to deliver a far greater contribution to the wealth of the region and the country as a whole.

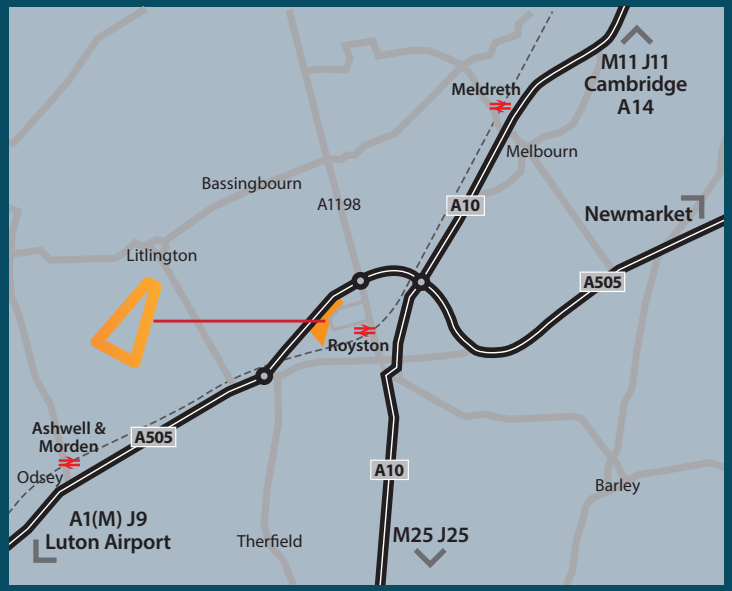
The town is rapidly expanding and ideally located 13 miles to the south of Cambridge. With excellent train links to both Cambridge (15 mins) and London via London Kings Cross (30 mins) Royston has superb commuter opportunities whilst also having a considerable business centre providing a number of high skilled jobs.

By Road	miles
A505	0.1
A10	1.5
A1(M)	9
M11	12
Cambridge	13
Luton Airport	24
Stansted Airport	31
Central London	46

Source: Google Maps

Rail Links	mins
Cambridge	15
London King's Cross	30

Source: Nationalrail





A505 ROYSTON HERTFORDSHIRE SG8 5PF

ROYSTON GATEWAY
TRADE PARK

A development by

Kiafield Properties Limited

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