

**TO LET
INDUSTRIAL**



**Former Ambulance Station,
Beverley Close, Royston,
Hertfordshire, SG8 5EX**

- Detached unit, approx. 1,332 sq ft on 8,387 sq ft secure site
- Multiple Loading doors
- Fully fenced
- Suitable for storage, distribution or specialist industrial use

LOCATION

The property is situated off Beverley Close in Royston, an established commercial location well suited to industrial occupiers.

Royston is a well-connected town sitting at the junction of the A10 and A505. The M11 (J10) and A1(M) are both accessible within approximately 10-12 miles, providing good onward connectivity to London and the wider region.

Royston town centre is within easy reach, providing convenient amenity for occupiers and their staff.



DESCRIPTION

A detached industrial/warehouse unit of approximately 1,332 sq ft, set within a secure, self-contained site of approximately 8,387 sq ft.

Built around a steel portal frame with a lined roof, the unit offers three manual loading doors for excellent operational access, along with an internal eaves height ranging from approximately 4.32m to 4.6m at its highest point.

Externally, the property benefits from a concrete yard area ideal for loading, open storage and vehicle circulation, with the whole site enclosed by secure fencing.

ACCOMMODATION

Warehouse Unit	1,332 Sq Ft	123.74 Sq M
Total Site Size	8,387 Sq Ft	779.15 Sq M

RATEABLE VALUE

Business rates details available upon request

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

ENERGY PERFORMANCE CERTIFICATE

Not required as advised by EPC assessor

QUOTING RENT

£18,950 Per Annum

TENURE

Available on a new full repairing and insuring lease.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:

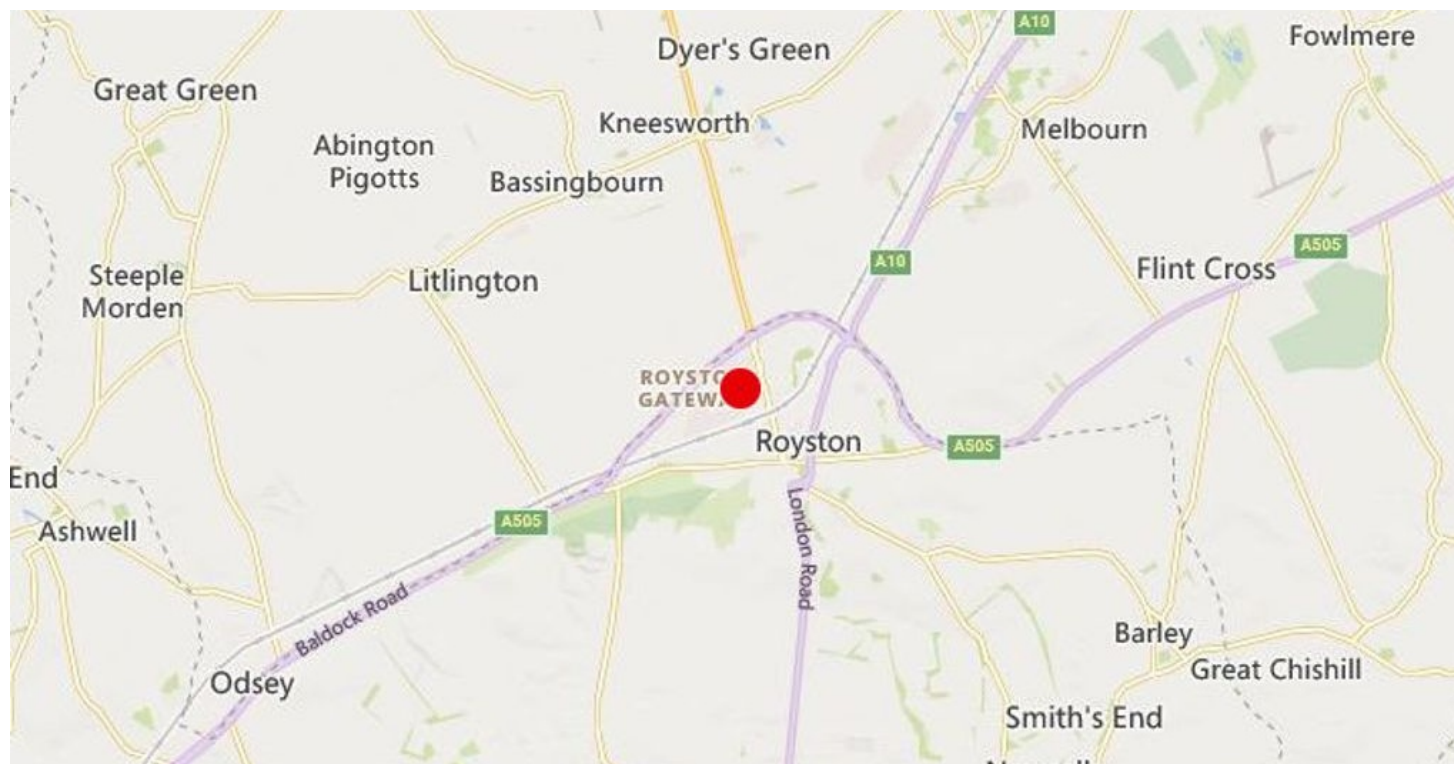


ALEX STRAZZA

Property Agent

alex.strazza@g-s.co.uk

01727 843232



IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 12-Jun-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.