

**TO LET
INDUSTRIAL**



the Carpet Factory

Showroom open 6 days a week

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**Unit 2, Royston Road,
Baldock, Hertfordshire,
SG7 6PA**

- Well established trade location
- Ancillary office accommodation
- Electric loading door
- 7 Parking spaces available

LOCATION

Baldock is a North Hertfordshire market town situated close to the Cambridgeshire border, positioned conveniently between Letchworth Garden City and Royston.

The town benefits from exceptional road communications, located just minutes from Junction 9 of the A1(M) and served directly by the A505 and A507 trunk routes.

The subject premises are positioned within one of Baldock's established commercial areas. The location is situated less than a ten-minute walk from Baldock railway station, which offers fast, direct rail services to both London King's Cross and Cambridge.



DESCRIPTION

Unit 2 comprises a modern industrial/warehouse unit of steel portal frame construction with profile metal-clad elevations beneath a pitched roof. The accommodation provides a clear-span warehouse area with good eaves height, benefiting from loading access via a roller shutter door and ancillary office accommodation to both ground and first floor level.

The unit is finished to a good standard throughout and benefits from allocated parking and loading facilities. There are five spaces externally to the front of the unit and two additional spaces opposite. The property would be suitable for a range of industrial, storage, distribution and trade counter uses.

ACCOMMODATION

Ground Floor	2,267.00 Sq Ft	210.60 Sq M
First Floor	243.85 Sq Ft	22.65 Sq M
Total	2,510.85 Sq Ft	233.26 Sq M

RATEABLE VALUE

The current rateable value of the unit is £28,500 with rates payable of £12,337 as of April 2026.



VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

QUOTING RENT

£26,500 Per Annum

TENURE

Available to be let on a new FRI lease or by way of assignment of existing lease.

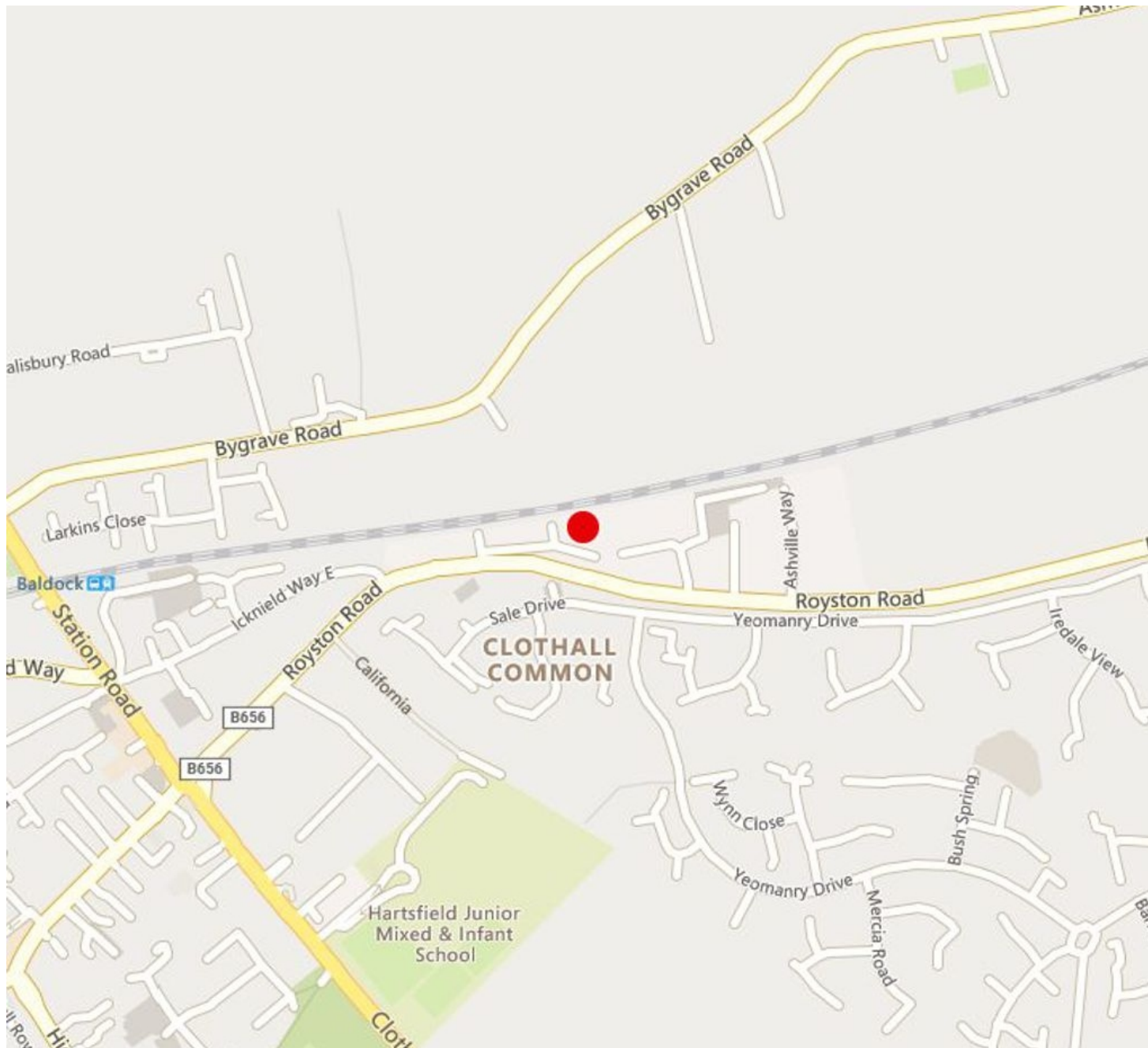
Assignment available until 28/09/2028. Further details available upon request.

SERVICE CHARGE

There will be an additional service charge / estate charge for the upkeep of the estate

LEGAL COSTS

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



To arrange a viewing please contact:



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IMPORTANT NOTICE

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ANTI-MONEY LAUNDERING (AML) PROCESS

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