

MID-TECH INDUSTRIAL WAREHOUSE UNITS



ROYSTON GATEWAY

POWERING UP ROYSTON

FLEXIBLE MIXED USE DEVELOPMENT OFFERING UNITS UP TO 90,000 SQ FT

INDUSTRIAL

TRADE COUNTER

RETAIL

CAR SHOWROOM

DESIGN & BUILD

A505 ROYSTON HERTFORDSHIRE

ROYSTON GATEWAY

IS A MAJOR NEW, MIXED USE
30 ACRE DEVELOPMENT BETWEEN
THE A505 AND THE ESTABLISHED
ROYSTON BUSINESS ESTATE

ACCESS IS VIA A NEW JUNCTION
ONTO THE A505 OR VIA THE
EXISTING ESTATE

ROYSTON GATEWAY IS AN EMPLOYMENT SITE OF FLEXIBLE DESIGN,
SUITABLE FOR A RANGE OF OCCUPIERS

FLEXIBLE PLOT SIZES CAN ACCOMMODATE INDIVIDUAL UNITS UP TO 90,000 SQ FT

TRADE COUNTER

A range of trade
counter units
from 2,865 sq ft
to 6,500 sq ft

RETAIL WAREHOUSE

Warehouse
opportunities up
to 40,000 sq ft

CAR SHOWROOM

A prominently
positioned
showroom of up
to 25,000 sq ft

INDUSTRIAL WAREHOUSES

3 warehouse units
• 12,013 sq ft
• 23,508 sq ft
• 33,961 sq ft

DESIGN & BUILD OPPORTUNITIES

Opportunities up
to 90,000 sq ft
including
HQ offices



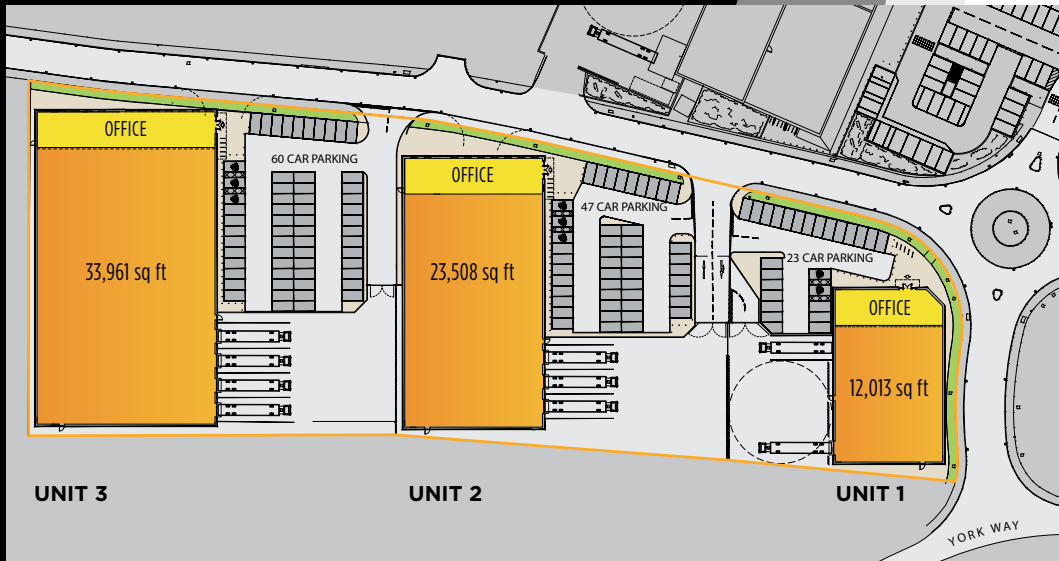
Above site layout and stated unit sizes are indicative only. Other options are available.

INDUSTRIAL WAREHOUSE UNITS

GENERAL SPECIFICATION

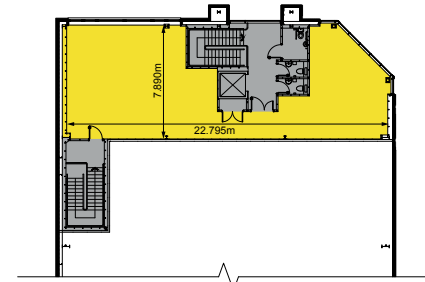
Three new mid-tech industrial warehouse units are being constructed to the latest specification including the following:

- 12m eaves height to units 1 & 2
- 9m eaves height to unit 3
- Excellent car parking ratio
- Substantial yard areas
- Electric Level access doors
- 50kN/sq m warehouse floor loading to all units
- 10-15% office content at first floor

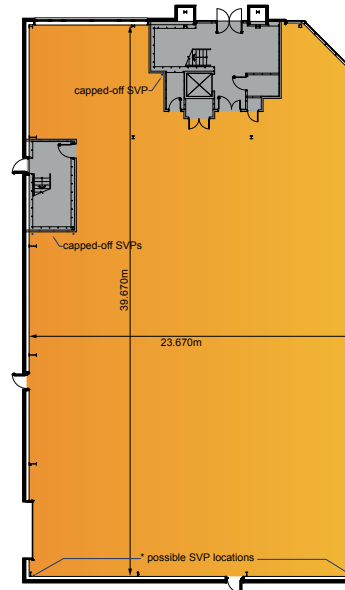


UNIT 1 ACCOMMODATION

1st floor offices	2,045 sq ft	190 sq m
Warehouse	9,968 sq ft	926 sq m
TOTAL	12,013 sq ft	1,116 sq m



FIRST FLOOR OFFICES



GROUND FLOOR

RG1

INTERNAL SPECIFICATION

GROUND FLOOR

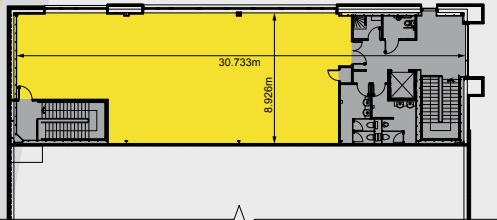
- Area for reception desk/ seat
- Combined visitor WC suitable for disabled access (no shower provision)
- Drainage connection for future offices/warehouse toilets
- Lift
- Stairs
- Provision for three future drainage connections in warehouse area - exact location to be agreed - suggested locations marked as *

FIRST FLOOR

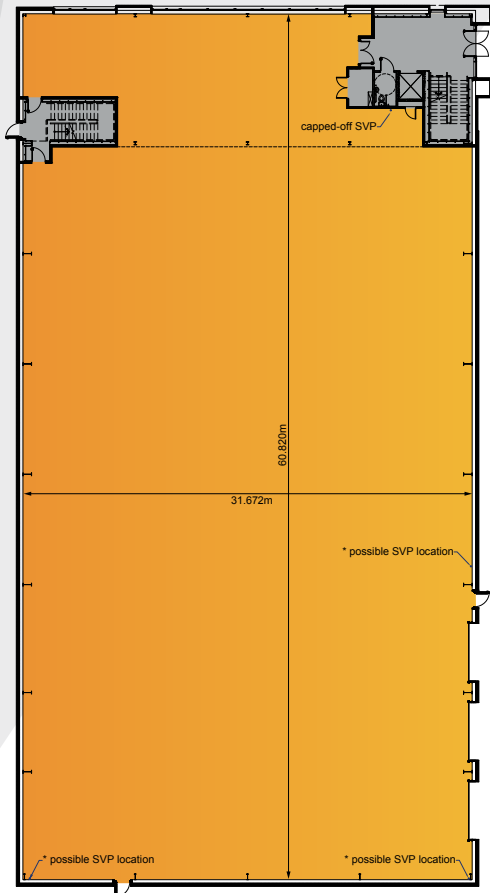
- Access WC
- 2 x unisex combined WC and WHB units
- Lift
- Stairs
- Plus on first or ground include a shower room

UNIT 2 ACCOMMODATION

1st floor offices	2,938 sq ft	273 sq m
Warehouse	20,570 sq ft	1,911 sq m
TOTAL	23,508 sq ft	2,184 sq m



FIRST FLOOR OFFICES



GROUND FLOOR

RG2

INTERNAL SPECIFICATION

GROUND FLOOR

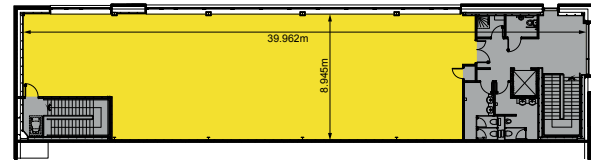
- Area for reception desk/seating
- Combined visitor WC suitable for disabled access (no shower provision)
- Drainage connection for future offices/warehouse toilets
- Lift
- Stairs
- Provision for three future drainage connections in warehouse area - exact locations to be agreed - suggested locations marked as *

FIRST FLOOR

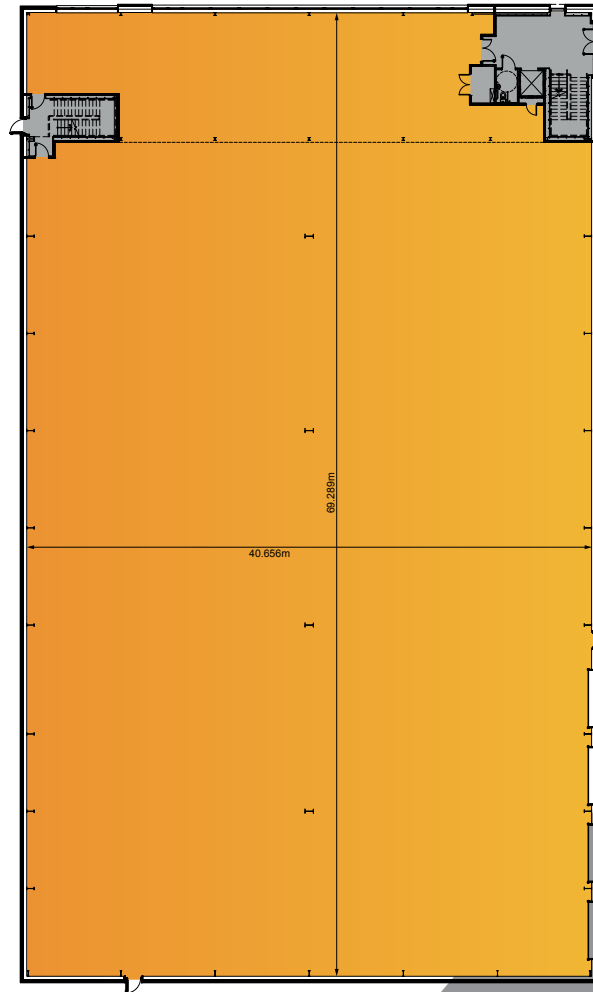
- Access WC
- Male - 1 x WC, 2 x WHB, plus urinal
- Female - 2 x WC, 2 x WHB
- Shower room
- Lift
- Stairs
- Connections for tea points/kitchenettes to be possible in the future

UNIT 3 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



FIRST FLOOR OFFICES



GROUND FLOOR

RG3

INTERNAL SPECIFICATION

GROUND FLOOR

- Area for reception desk/seating
- Combined visitor WC suitable for disabled access (no shower provision)
- Drainage connection for future offices/warehouse toilets
- Lift
- Stairs
- Provision for four future drainage connections in warehouse area - exact locations to be agreed - suggested locations marked as *

FIRST FLOOR

- Access WC
- Male - 1 x WC, 2 x WHB, plus urinal
- Female - 2 x WC, 2 x WHB
- Shower room
- Lift
- Stairs
- Connections for tea points/kitchenettes to be possible in the future

INDUSTRIAL WAREHOUSE UNITS

ROYSTON
GATEWAY
POWERING UP ROYSTON



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.

A development by
Kiafield Properties Limited

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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

Rail Links

	mins
Cambridge	15
London King's Cross	30

Source: Nationalrail

