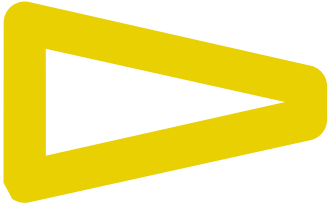


PHASE 2



ROYSTON GATEWAY

A505 ROYSTON HERTS SG8 5PF



NEW MID-TECH INDUSTRIAL WAREHOUSE UNITS
UNITS FROM 7,513 – 37,760 SQ FT
TO LET ON A BUILD TO SUIT BASIS

ROYSTONGATEWAY.CO.UK

PHASE 2



ROYSTON GATEWAY

Phase 2 of Royston Gateway is a new 159,252 sq ft development of 10 new mid-tech industrial warehouse units ranging from 7,513 to 37,760 sq ft which are available on a Design & Build basis to suit occupier requirements.

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.



OUTLINE SPECIFICATION

A10 / M11



ROADSIDE PROMINENCE TO A505



10.5M MINIMUM CLEAR HEIGHT



ABILITY TO COMBINE UNITS



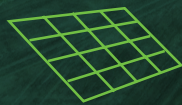
LEVEL ACCESS LOADING TO EACH UNIT



DOUBLE HEIGHT GLAZED FRONTAGE



SECURE YARD AREAS TO UNITS 4, 5 & 13



PROVISION OF PV PANELS TO EACH UNIT



READY FOR TENANT'S FIT OUT



EV CHARGING SPACES

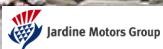


TARGETING BREEAM 'VERY GOOD' EPC 'A'

A1 (M)



APOLLO DEVELOPMENT



PA Consulting Group

METTLER TOLEDO SAFELINE

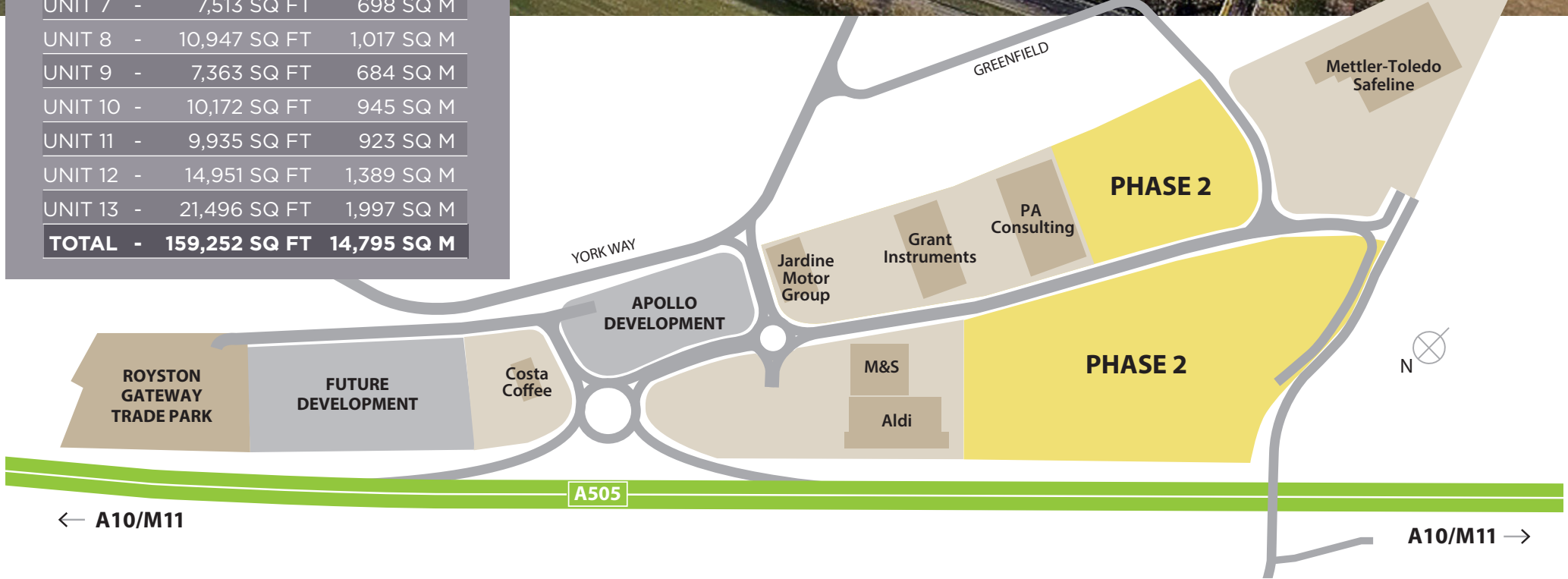


OVERVIEW

PHASE 2 (GEA)

| | | | |
|--------------|----------|----------------------|--------------------|
| UNIT 4 | - | 37,760 SQ FT | 3,508 SQ M |
| UNIT 5 | - | 28,836 SQ FT | 2,679 SQ M |
| UNIT 6 | - | 10,280 SQ FT | 955 SQ M |
| UNIT 7 | - | 7,513 SQ FT | 698 SQ M |
| UNIT 8 | - | 10,947 SQ FT | 1,017 SQ M |
| UNIT 9 | - | 7,363 SQ FT | 684 SQ M |
| UNIT 10 | - | 10,172 SQ FT | 945 SQ M |
| UNIT 11 | - | 9,935 SQ FT | 923 SQ M |
| UNIT 12 | - | 14,951 SQ FT | 1,389 SQ M |
| UNIT 13 | - | 21,496 SQ FT | 1,997 SQ M |
| TOTAL | - | 159,252 SQ FT | 14,795 SQ M |

A505



← A10/M11

A10/M11 →

PHASE 2



ROYSTON
GATEWAY





SITE PLAN



| Unit | Grd Floor (Sq Ft) | 1st Floor (Sq Ft) | TOTAL (Sq Ft) | Grd Floor (Sq M) | 1st Floor (Sq M) | TOTAL (Sq M) |
|------|-------------------|-------------------|---------------|------------------|------------------|--------------|
| 4 | 33,573 | 4,187 | 37,760 | 3,119 | 389 | 3,508 |
| 5 | 24,875 | 3,961 | 28,836 | 2,311 | 368 | 2,679 |
| 6 | 8,633 | 1,647 | 10,280 | 802 | 153 | 955 |
| 7 | 6,308 | 1,206 | 7,513 | 586 | 112 | 698 |
| 8 | 9,332 | 1,615 | 10,947 | 867 | 150 | 1,017 |
| 9 | 5,909 | 1,453 | 7,363 | 549 | 135 | 684 |
| 10 | 8,719 | 1,453 | 10,172 | 810 | 135 | 945 |
| 11 | 8,708 | 1,227 | 9,935 | 809 | 114 | 923 |
| 12 | 13,078 | 1,873 | 14,951 | 1,215 | 174 | 1,389 |
| 13 | 18,051 | 3,444 | 21,496 | 1,677 | 320 | 1,997 |

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 King's 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 | Rail Links | mins |
|------------------|-------|---------------------|------|
| A505 | 0.1 | Cambridge | 15 |
| A10 | 1.5 | London King's Cross | 30 |
| A1(M) | 9 | | |
| M11 | 12 | | |
| Cambridge | 13 | | |
| Luton Airport | 24 | | |
| Stansted Airport | 31 | | |
| Central London | 46 | | |

Source: Google Maps



A development by

Kiafield Properties Limited

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