



APOLLO ROYSTON GATEWAY

A505 ROYSTON HERTS SG8 5HD

**NEW PROMINENT
MID-TECH / R&D UNIT
20,780 SQ FT
(1,930 SQ M)**

TO LET

**UNDER
CONSTRUCTION
AVAILABLE Q2 2025**

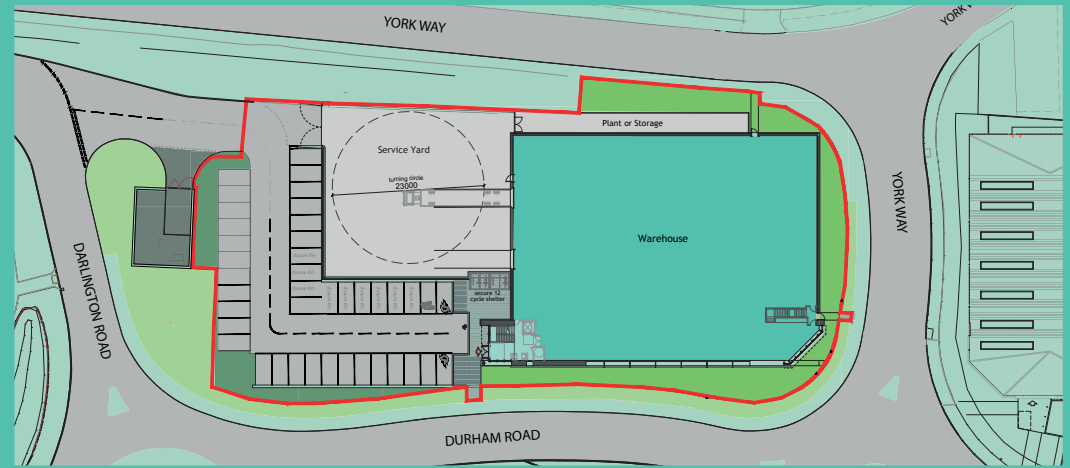




Apollo is a new mid-tech / R&D unit of 20,780 sq ft (1,930 sq m)

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.

Ground floor warehouse & offices	16,800 sq ft	1,560 sq m
First floor offices	3,980 sq ft	370 sq m
TOTAL (GIA)	20,780 sq ft	1,930 sq m



OUTLINE SPECIFICATION

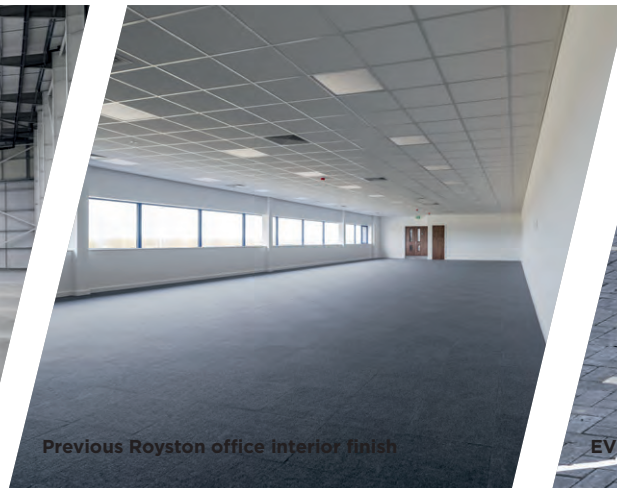
- TARGETING BREEM 'VERY GOOD' EPC 'A'
- 41 CAR PARKING SPACES
- 4 ACTIVE EV PARKING SPACES
- 28M YARD DEPTH
- SECURE FENCED AND GATED YARD
- 2 SURFACE LOADING DOORS
- FULLY FITTED OFFICES WITH RAISED ACCESS FLOORS
- 8.5M EAVES HEIGHT
- 50KN/m2 FLOOR LOADING
- 50HZ 3 PHASE POWER SUPPLY
- CYCLE STORAGE
- ROADSIDE PROMINENCE

A10 / M11

A1 (M)



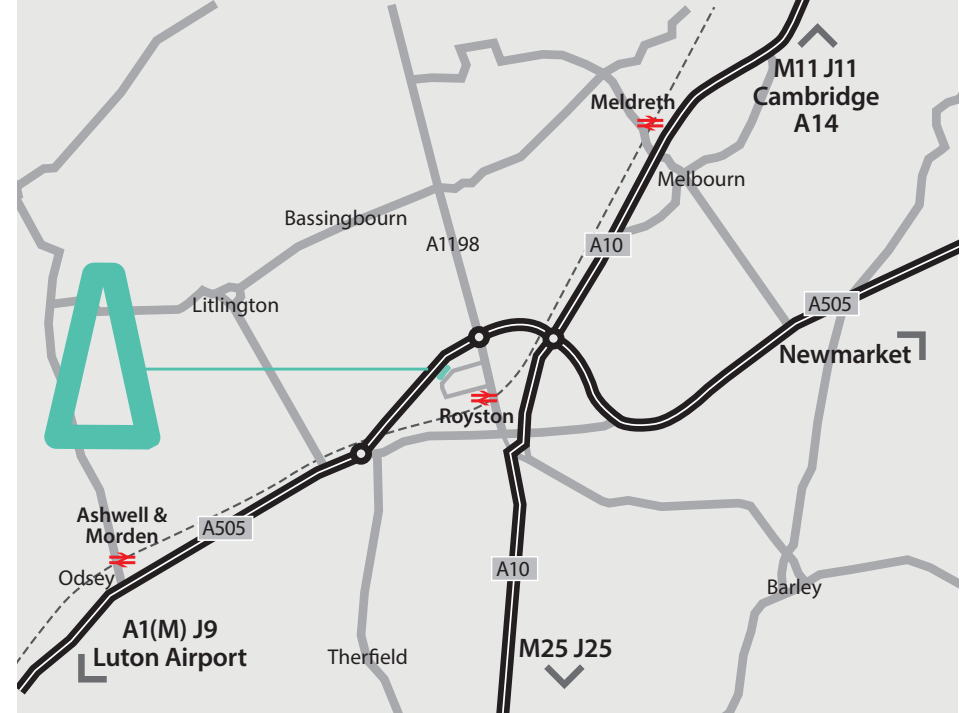
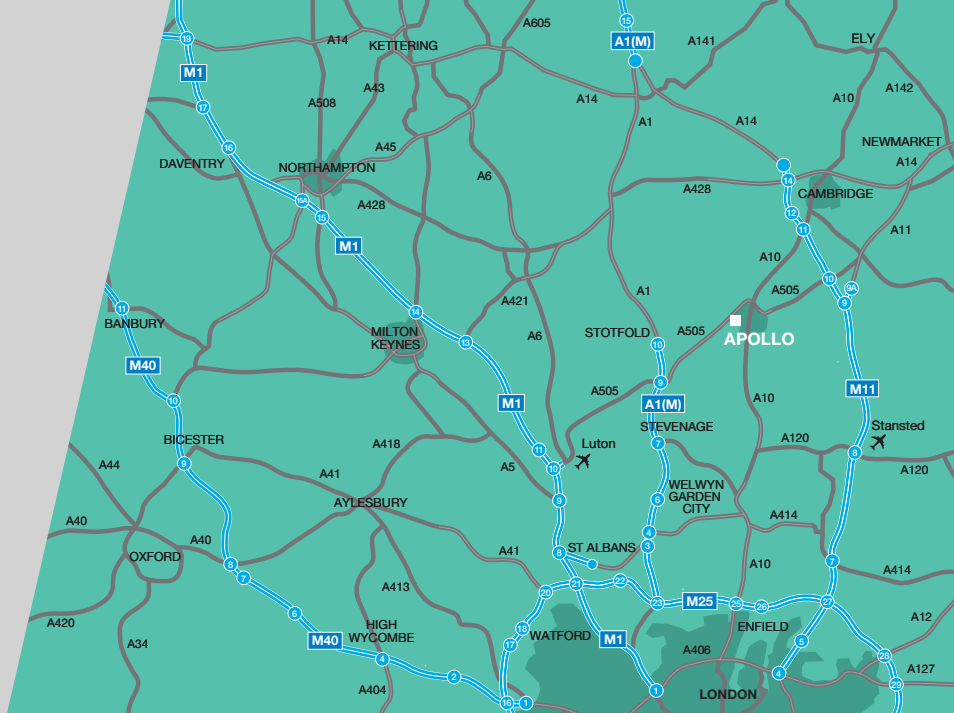
Previous Royston warehouse development



Previous Royston office interior finish



EV and disabled parking



Royston is located in 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 region and the country as a whole.

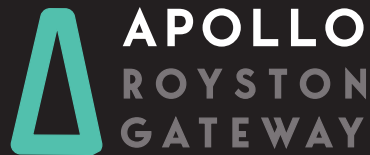
The town is rapidly expanding and ideally located 13 miles to the south of Cambridge. With excellent train links to both Cambridge (15 mins) and London via London Kings Cross (30 mins) Royston has superb commuter opportunities whilst also having a considerable business centre providing a number of high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

By Road	miles
A505	0.1
A10	1.5
A1(M)	9
M11	12
Cambridge	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



ROYSTONGATEWAY.CO.UK

A development by

Kiafield Properties Limited



BIDWELLS

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