

APOLLO
ROYSTON
GATEWAY

A505 ROYSTON HERTS SG8 5HD

**BRAND NEW PROMINENT
LIGHT / INDUSTRIAL UNIT**

**21,389 SQ FT
(1,987 SQ M)**

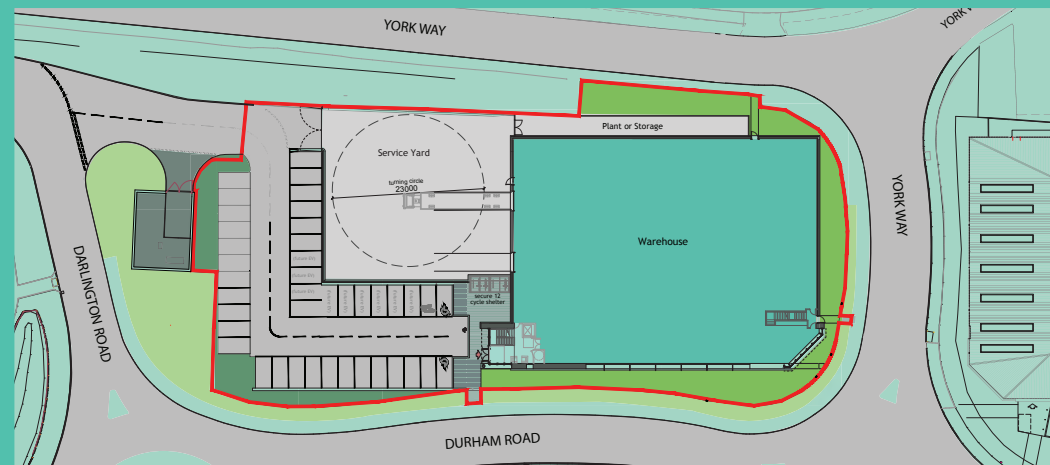
TO LET



Apollo is a new mid-tech / R&D unit of 21,839 sq ft (1,987 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	17,199 sq ft	1,598 sq m
First floor offices	4,190 sq ft	389 sq m
TOTAL (GIA)	21,389 sq ft	1,987 sq m



A10 / M11

A1 (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

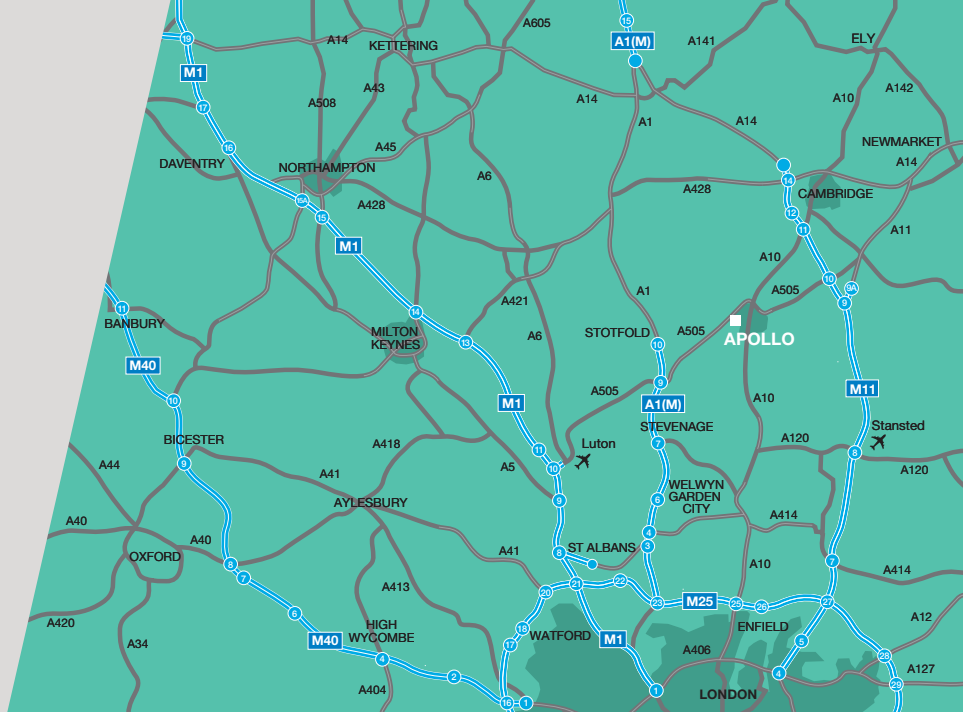

50KN/m2
FLOOR
LOADING


50HZ 3 PHASE
POWER SUPPLY


CYCLE
STORAGE

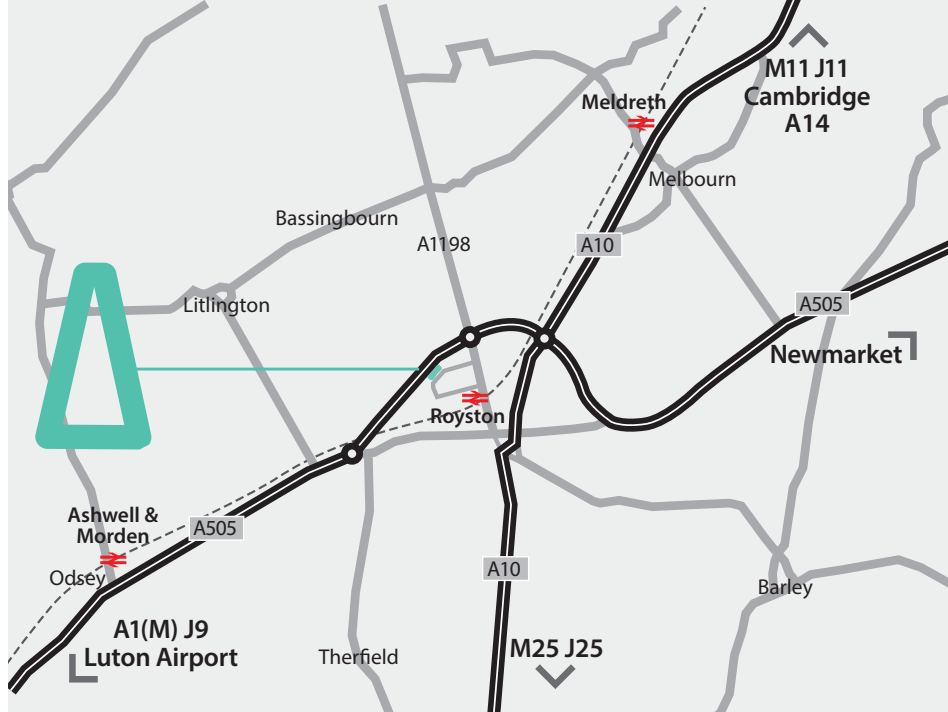

ROADSIDE
PROMINENCE





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

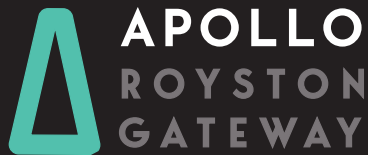
	miles
A505	0.1
A10	1.5
A1(M)	9
M11	12
Cambridge	16
Luton Airport	24
Stansted Airport	31
Central London	46

Source: Google Maps

Rail Links

	mins
Cambridge	15
London King's Cross	30

Source: Nationalrail



ROYSTONGATEWAY.CO.UK

A development by

Kiafield Properties Limited



For further information:

WALTER SCOTT
Tel: 07918 081533
walter.scott@bidwells.co.uk

PATRICK STANTON
Tel: 07918 709399
patrick.stanton@bidwells.co.uk

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. September 2025.