

## OFFICES TO LET

### HYDE HALL FARM, BUCKLAND, HERTS SG9 0RU



#### Location

Hyde Hall Farm Business Park is located 1 mile from the A10 and the village of Buckland, 3 miles from Buntingford and 5 miles from Royston

The established rural business park lies in rural North Hertfordshire and is easily accessible from Cambridge via the A10 providing good connections to the north and south to London. The West Anglia mainline station (London Kings Cross 30 mins) is at Royston.

The development is located in a tranquil rural setting with panoramic views from a raised hillside position over the surrounding countryside. Viewing is highly recommended.

Two offices are available as of Autumn 2020 situated on two sides of a central courtyard of offices.

The Corn Store is currently being converted from a stunning 500 year old brick barn and will offer 1750 sq ft GIA, mainly to the ground floor but with the added benefit of a mezzanine first floor office. The building offers full height vaulted ceilings, feature windows, underfloor heating, kitchenette and WCs.

The Old Stables is an office extending to approximately 1200 sq feet set within converted stables dating back to the 16<sup>th</sup> century. Of brick and flint construction with ample car parking the building was originally converted in 2016. The building retains many of the original features with exposed timbers, beams and vaulted ceilings whilst providing a modern internal office specification. The Old Stables offers single level ground floor office accommodation as a single open plan office (temporary partitions are in place but can be removed) The unit has a kitchenette and 2 WCs (one being an accessible wet room)

The office space could be taken as a single unit or as two separate offices.

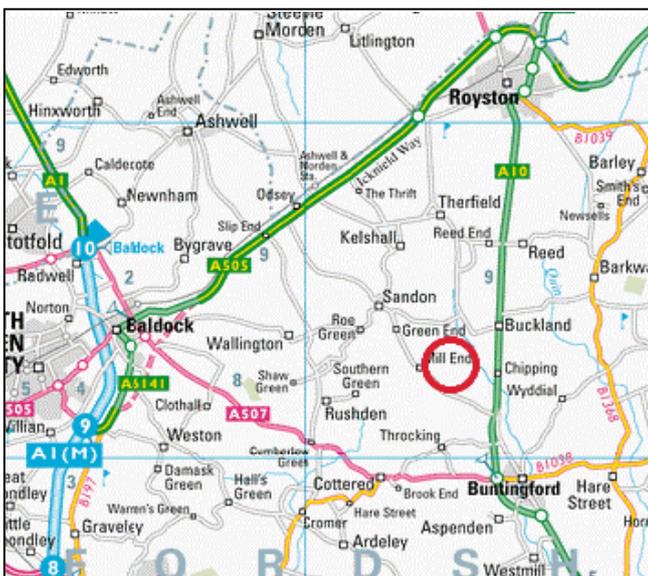
#### Amenities

- Ample car parking
- Oil fired underfloor heating
- Satellite Broadband to site.
- Outside seating

**Viewing:** Strictly by prior appointment

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## The Old Stables



## The Corn Store

