



APPROX. 878 SQM (9450.72 SQFT).

HIGHLIGHTS

- Available February 2026
- Close to Cambridge and easy access onto M11
- Private rural location
- Large storage unit with private WC and office/kitchen space

RURAL WAREHOUSE UNIT

THRILOW FARMS, LODGE ROAD, THRILOW, ROYSTON, SG8 7RN

Enquiries

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Additional Information

Location

Located to the south of Cambridge, with excellent road transport links to the M11 and A505. The property is also within easy access to other towns such as Royston and Saffron Walden. The M11 provides further links to London via the M25, and Luton via the A505.

Description

This spacious former grain store offers a versatile, secure environment ideal for storage or light industrial purposes. Located on a well-maintained site, the unit extends to approximately 878 sqm (9,450 sqft) and includes a manual roller shutter door alongside separate personnel doors for easy access and loading. The property is fitted with lighting, a basic electricity supply, and benefits from its own private WC and office/kitchen space in a small first floor area. There is also access to the shared on-site WC facilities.

The premises have planning approval for uses within the B8 Use Class (Storage and Distribution).

Rental

£55,000 per annum (please note that VAT will be applicable on storage use).

Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Business Rates

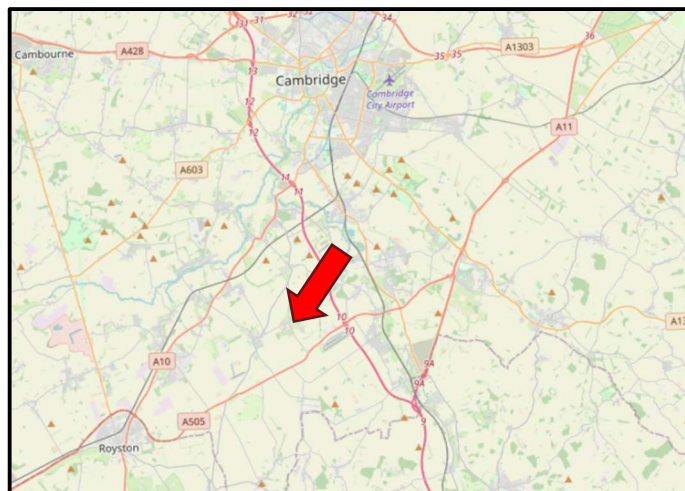
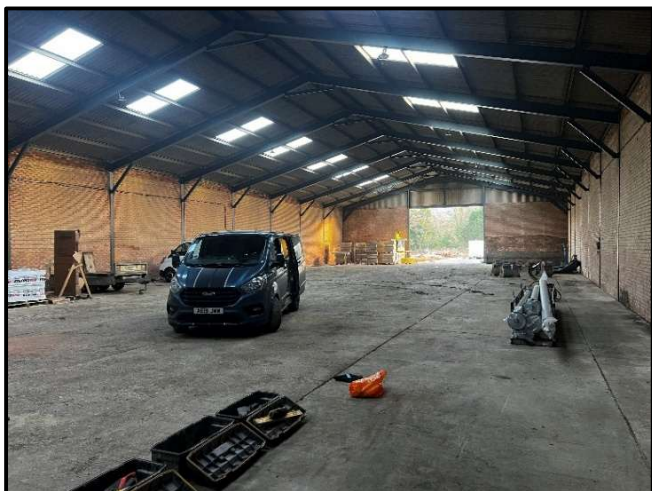
Any rates that may be payable will be the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's legal costs for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](https://bidwells.co.uk/rural-business-space-questionnaire)



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