

**9 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR ENTRANCE	291	27.03
FIRST FLOOR	4091	380.05
Total	4382	407.09

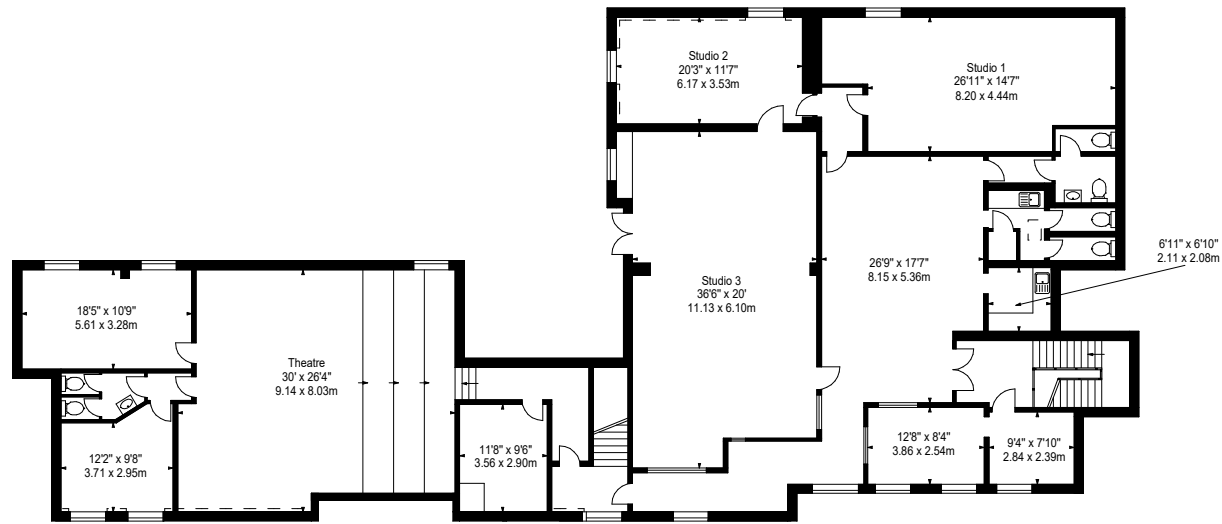
Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR ENTRANCE	118	10.96
FIRST FLOOR	3623	336.58
Total	3741	347.54

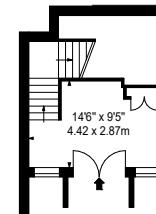
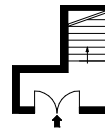


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FIRST FLOOR



GROUND FLOOR ENTRANCES

APPROX. NET INTERNAL AREA *
3741 Ft² - 347.54 M²

APPROX. GROSS INTERNAL AREA *
4382 Ft² - 407.09 M²

Property Details:

9 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP

SCALE - 1:250 @ A4

REFERENCE NUMBER : 106524

Plans Drawn : 25.11.2024

Surveyed and Drawn By:



Hideaway Work Space
1 Empire Mews
London
SW16 2BF

Tel: 0345 257 2023
info@bkrfloorplans.co.uk
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**11 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1191	110.64
Total	1191	110.64

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1051	97.64
Total	1051	97.64

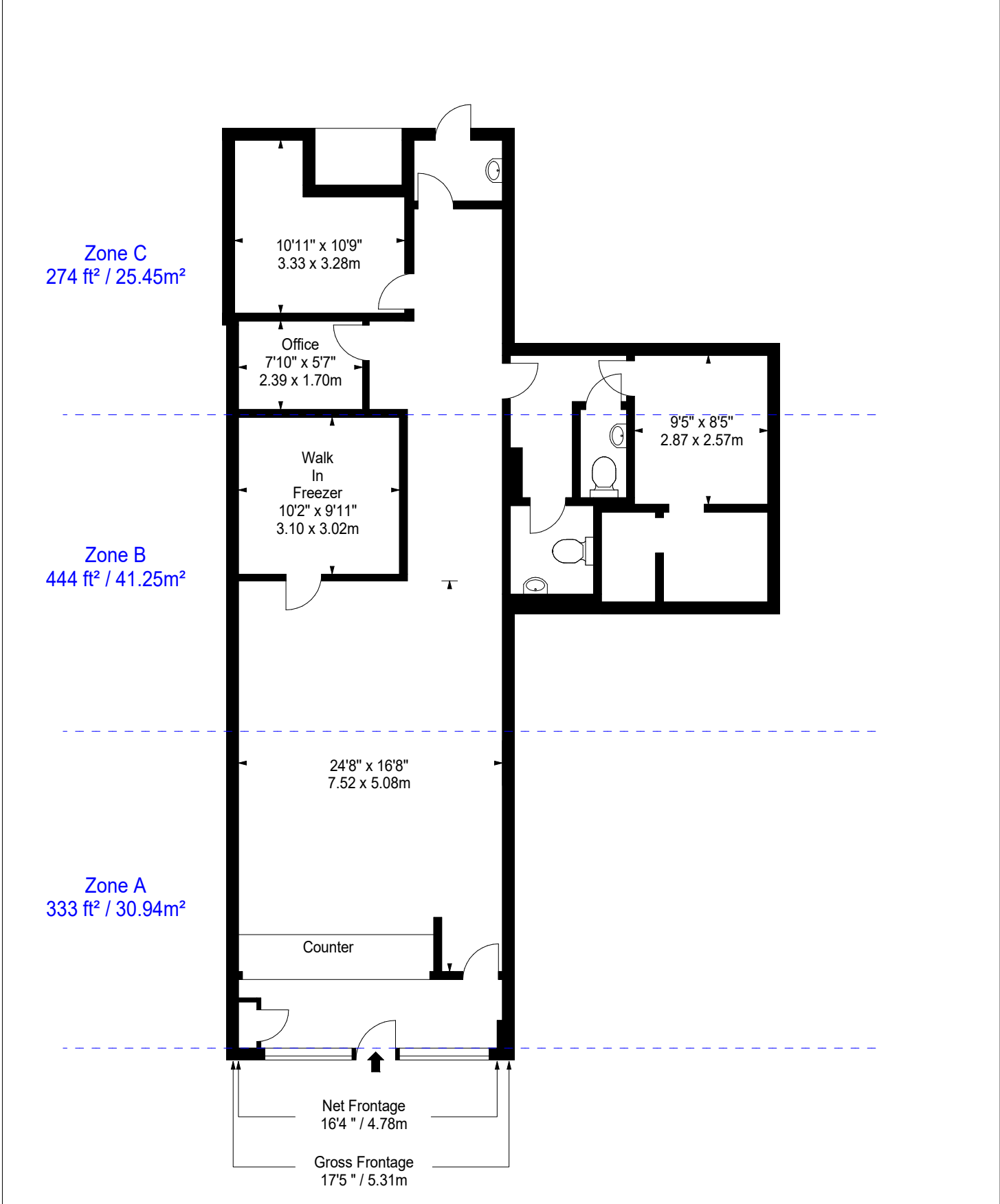
Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	333	30.94
Zone B	444	41.25
Zone C	274	25.45
Total	1051	97.64

Frontages

	ft	m
Net Frontage	16'4"	4.78
Gross Frontage	17'5"	5.31





GROUND FLOOR

Property Details:
11 MELBOURN STREET ROYSTON HERTFORDSHIRE SG8 7BP
SCALE - 1:100 @ A4
REFERENCE NUMBER : 106524
Plans Drawn : 25.11.2024

Surveyed and Drawn By:

BKR

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SW16 2BF

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APPROX. NET INTERNAL AREA *
1051 Ft² - 97.64 M²

APPROX. GROSS INTERNAL AREA *
1191 Ft² - 110.64 M²

**15 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	337	31.31
Total	337	31.31

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	330	30.66
Total	330	30.66

Zoned Internal Area - Ground Floo

	Sq Ft	Sq M
Zone A	293	27.22
Zone B	37	3.44
Total	330	30.66

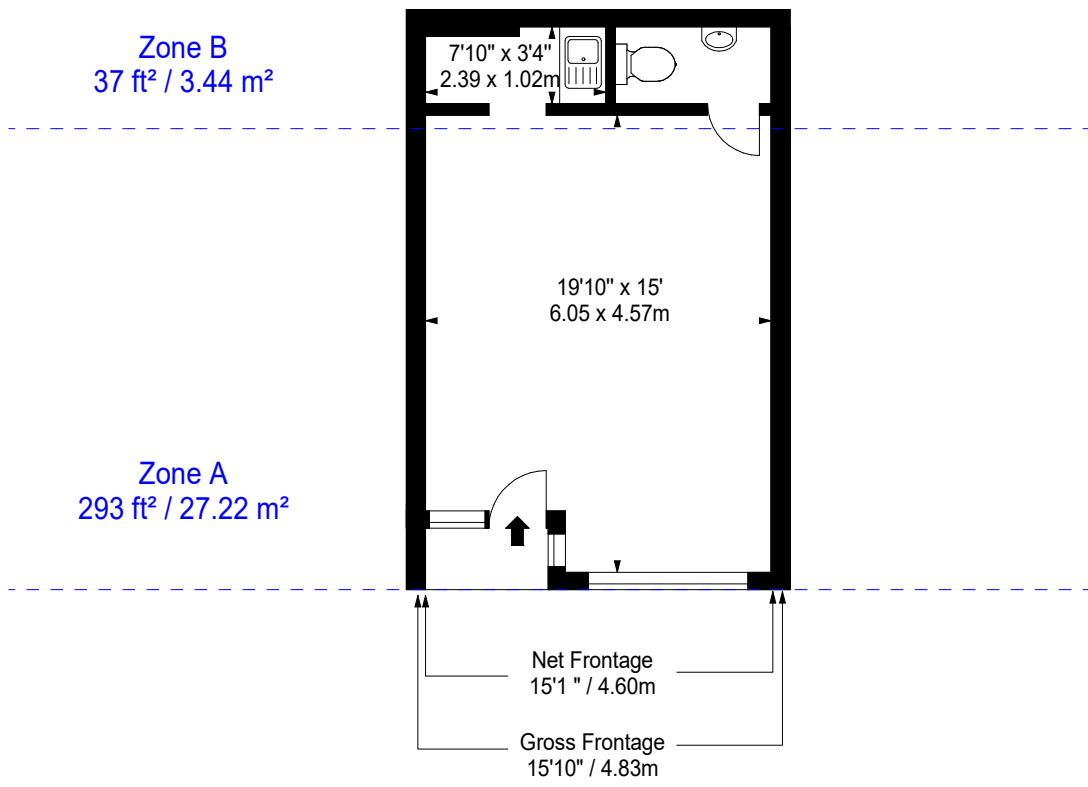
Frontages

	ft	m
Net Frontage	15'1"	4.60
Gross Frontage	15'10"	4.83



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GROUND FLOOR

<p>APPROX. NET INTERNAL AREA * 330 Ft² - 30.66 M²</p>	<p>APPROX. GROSS INTERNAL AREA * 337 Ft² - 31.31 M²</p>	<p>Property Details: 15 MELBOURN STREET ROYSTON HERTFORDSHIRE SG8 7BP</p>	<p>Surveyed and Drawn By: BKR Hideaway Work Space 1 Empire Mews London SW16 2BF</p>
		<p>SCALE - 1:100 @ A4 REFERENCE NUMBER : 106524 Plans Drawn : 25.11.2024</p>	<p>Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk © BKR 2024</p>

**17 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	347	32.24
Total	347	32.24

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	355	32.98
Total	355	32.98

Zoned Internal Area - Ground Floo

	Sq Ft	Sq M
Zone A	308	28.61
Zone B	47	4.37
Total	355	32.98

Frontages

	ft	m
Net Frontage	15'1"	4.60
Gross Frontage	15'11"	4.86

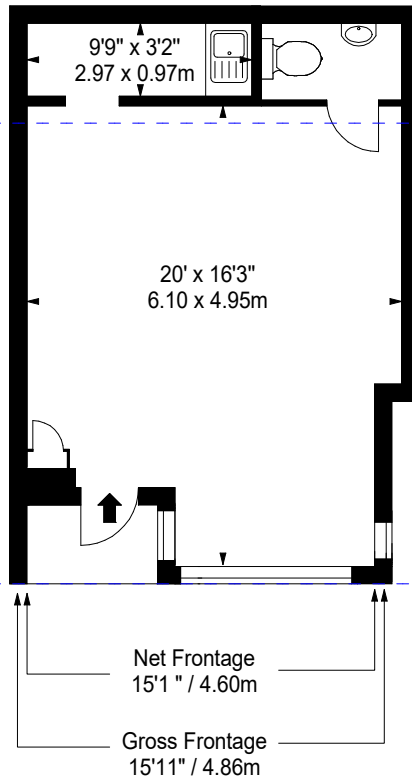


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Zone B
47 ft² / 4.37 m²

Zone A
308 ft² / 28.61 m²



GROUND FLOOR

Property Details:

17 MELBOURN STREET
ROYSTON
HERTFORDSHIRE
SG8 7BP

Surveyed and Drawn By:



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London
SW16 2BF

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APPROX. NET INTERNAL AREA *
355 Ft² - 32.98 M²

APPROX. GROSS INTERNAL AREA *
347 Ft² - 32.24 M²

SCALE - 1:100 @ A4

REFERENCE NUMBER : 106524

Plans Drawn : 25.11.2024

**9 CHURCH LANE
ROYSTON
HERTFORDSHIRE
SG8 7BP**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	6870	638.22
Total	6870	638.22

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	6834	634.88
Total	6834	634.88

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	1897	176.23
Zone B	2601	241.63
Zone C	2336	217.01
Total	6834	634.88

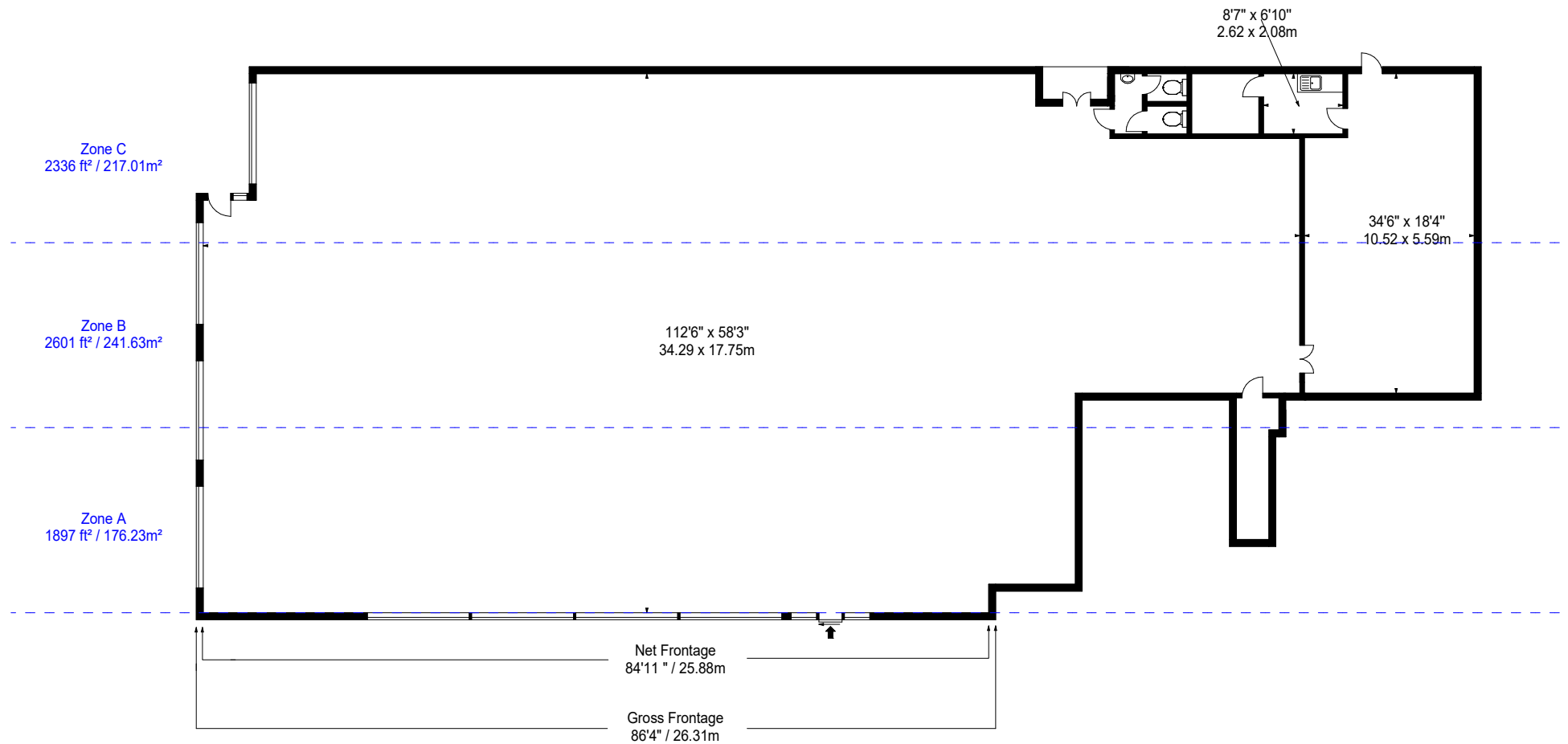
Frontages

	ft	m
Net Frontage	84'11"	25.88
Gross Frontage	86'4"	26.31



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GROUND FLOOR

Property Details:	Surveyed and Drawn By:
9 CHURCH LANE ROYSTON HERTFORDSHIRE SG8 7BP	BKR Hideaway Work Space 1 Empire Mews London SW16 2BF
SCALE - 1:200 @ A4	Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
REFERENCE NUMBER : 106524	© BKR 2024
Plans Drawn : 25.11.2024	

APPROX. NET INTERNAL AREA *
6834 Ft² - 634.88 M²

APPROX. GROSS INTERNAL AREA *
6870 Ft² - 638.22 M²