

# The Rainbow Room at Coombes Community Centre

The Rainbow Room is the single storey block at Coombes Community Centre, Royston



**Looking to develop or expand your Pre-School or Nursery Day Care business?** We have a rare opportunity to rent a vacant self-contained ground floor unit accessed from the secure front entrance of Coombes Community Centre in Royston.

The Rainbow Room was purpose-built in 1992 to provide activities for children aged under 5 and has been recently refurbished. It includes:

- A re-decorated main room area 7.5m x 7.5m, part tiled and part carpeted, with storage cupboards



- A kitchen area with sink, refrigerator and recently installed cabinets



- 2 children's toilets accessible from inside the Room
- A secure covered outside play area 7.5m x 10.5m with soft impact surface and marked out roadway; also storage shed and playhouse, and a canopy for wet weather



- A large secure fenced grassed area at the back for exploring, nature and games or just running around and ample car park spaces around the building



The Rainbow Room has secure access from the Community Centre and is run as a separate entity. A CCTV system is installed around the Community Centre covering all entrances and fire doors. Entry phone/front door lock release. Adult toilets are available in the Community Centre adjacent to the Rainbow Room. Other rooms can be hired should a larger area be required for special events such as Christmas parties.



- Outside play area with storage shed and playhouse

The Community Centre is located in a large residential area in Burns Road, Royston SG8 5PT and is managed by Royston Community Association C.I.O. on a 25-year lease from North Hertfordshire District Council.

Front entrance to Centre and Rainbow Room



Royston is a fast-growing market town in the north of Hertfordshire on the border with Cambridgeshire. The Centre is in close proximity to Royston Railway station with fast links to Kings Cross and Cambridge. There is a bus stop and cycle path next to the Centre and a pedestrian underpass nearby. The Centre is therefore easily accessible to and from local schools and the town centre. It is also close to the main industrial and out-of-town shopping area of Royston just off the A505 and has a large adjacent free car park.

This is a unique business opportunity to open an early years provision for the local community. The Rainbow Room is ready to go and available on rental agreement terms.

*Included: Free wi-fi, utilities, building insurance and compliance, maintenance of outside grass area.  
Not included: Cleaning, furnishings such as toys, contents insurance.*



Further details from Gillian Morland, Coombes Community Centre Manager:

Telephone: 01763 248081

Email: [coombescentre@gmail.com](mailto:coombescentre@gmail.com)

Web: [www.coombescommunitycentre.co.uk](http://www.coombescommunitycentre.co.uk)

